

Leeze Park
Okehampton

Devon

EX20 1EE

Offers In The Region Of
£300,000

- Detached Bungalow
- Three Bedrooms
- Large Gardens
- Cellar Store Room
- Driveway & Garage
- No Onward Chain
- Scan the QR Code For Material Information



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 786.00 sq ft



Summary

This spacious and well-presented detached bungalow is situated in a desirable location and is offered with no onward chain. The accommodation includes a modern kitchen, a generous lounge/diner, three bedrooms, and a family bathroom with a shower over the bath.

Outside, the property features a good-sized rear garden, a neat front garden, off-road parking, and a garage. A large cellar store beneath the bungalow offers excellent storage space and, subject to the necessary planning permissions, could potentially be incorporated into the main dwelling to create additional living accommodation. The property also benefits from gas central heating throughout.

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Obscure uPVC glazed door and side window into

Hallway:

Laminate flooring. Access to loft. Telephone point. Radiator. Doors off

Bedroom Two:

10'1" x 8'11" (3.09 x 2.72)

uPVC double glazed window to front. Television aerial point. Radiator.

Bedroom Three:

10'1" x 6'8" (3.09 x 2.04)

uPVC double glazed window to side. Radiator.

Living Room:

15'10" x 11'11" (4.83 x 3.65)

Large uPVC double glazed window overlooking the rear garden and countryside views beyond. Television point. Radiator

Kitchen:

11'0" x 10'11" (3.36 x 3.34)

Dual aspect with uPVC double glazed window overlooking the rear garden and countryside views beyond and further uPVC double glazed window to side.

Family Bathroom:

7'8" x 6'3" (2.36 x 1.93)

Obscure uPVC double glazed window to side. P end shaped bath with shower over and screen. Pedestal wash basin. Low level WC. Part tiled walls. Chrome ladder effect radiator. Linen cupboard with radiator. Light tube.

Principal Bedroom:

11'9" x 10'11" (3.60 x 3.34)

uPVC double glazed window to front. Radiator. TV point.

From the Kitchen a door leads into the Inner Hallway which gives access to the front and rear of the property as well as the Garage.

Garage:

17'10" x 8'0" (5.45 x 2.45)

uPVC double glazed window to rear. Power and light. Metal up and over door.

Gardens:

The front is laid to lawn with a wealth of shrubs, bushes and flowers. To each side of the property are pedestrian gates giving access to the fully enclosed mature rear garden which offers a good sized lawn, a paved patio immediately to the rear of the property with access door to

Walk-In Basement:

27'2" x 10'0" (8.29 x 3.06)

Currently divided into two separate sections, this area benefits from power, lighting, and houses the gas boiler. It offers excellent potential — ideal for use as a cellar or, subject to the necessary planning permissions, could be converted to form part of the main living accommodation. This presents a fantastic opportunity to create additional usable space, such as a home office, snug, or utility area, adding both value and versatility to the property.

Material Information:

Verified Material Information

Council tax band: C



Tenure: Freehold

Property type: Bungalow

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great

Parking: Garage, Off Street, Private, and Gated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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Launceston
Cornwall
PL15 8ER

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T: 01566 776055

www.millerson.com

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Material Information



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		70	82
England & Wales		EU Directive 2002/91/EC	

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