STAGS



8 Pound Park

8, Pound Park, Okehampton, EX20 1SX







Town Centre 1 Mile, A30 1 Mile, Exeter 24 Miles.

A charming three bedroom semi-detached property situated within walking distance of the Okehampton town centre

- 3 Bedrooms
- Sitting Room
- Kitchen
- Low maintenance Garden
- Parking & Garage
- EPC Band: C
- Council Tax Band: C
- Freehold
- Chain Free

Guide Price £215,000

SITUATION

Located on the town's north-eastern edge, about a mile from the centre. The properties enjoy excellent access to the A30, linking west to Cornwall and east to Exeter with its M5, rail, and airport connections. Okehampton offers a range of supermarkets, doctors, dentist, and schools from primary to A-Level, alongside sports and leisure facilities including a cinema, leisure centre, swimming pool, and Simmons Park. The town also benefits from a new railway to Exeter, the Granite Cycle Way, and nearby Dartmoor.

DESCRIPTION

The property features a front sitting room and a fitted kitchen with integrated appliances and double doors leading to the garden. Upstairs, there are three bedrooms and a family bathroom, along with a landing cupboard housing the gas boiler. Externally, the property benefits from a shared driveway, a single garage with power, and a low-maintenance rear garden with a decking area and side access.

ACCOMMODATION

GROUND FLOOR

LIVING ROOM: PVC door with glazed window to front, window to front, stairs to first floor, under-stairs cupboard space. Door to: KITCHEN: Range of timber-based wall-mounted cupboards and drawer units, with worktops over, electric oven with gas hob and extraction unit above, integral fridge-freezer. stainless steel dual sink with drainer. Window to rear, PVC double doors leading to rear garden.

FIRST FLOOR

LANDING: Window to side, access to loft space, linen cupboard housing gas boiler and timber shelving. Doors to: BEDROOM 1: Window to front. BEDROOM 2: Window to rear. BEDROOM 3: Window to front. BATHROOM: Window to rear. Timber-panelled bathtub with electric shower over, pedestal wash basin, WC.

OUTSIDE

The property is approached via a shared driveway leading to a single garage, which benefits from both power and lighting. To the front, a small lawned garden is bordered by a variety of mature shrubs and plants, with steps leading up to the front entrance. Convenient pedestrian gated access is located to the side of the property.

Immediately to the rear, a raised decking area provides an ideal space for outdoor seating, with steps leading down to the main garden level. Designed for low maintenance, the garden is predominantly laid to gravel and interspersed with established plants, hedges, and shrubs. The outdoor space offers a good degree of privacy, enclosed by timber fencing on either side and a mature hedgerow to the rear.

SERVICES

Mains: Water, electricity, and drainage. Gas central heating
Broadband Coverage: Standard, Superfast and Ultrafast available (Ofcom)
Mobile Coverage: Most networks good outdoor and in-home.

DRIECTIONS

For SAT NAV purposes the postcode is EX20 1SX
what3words ///joyously.fortress.blast



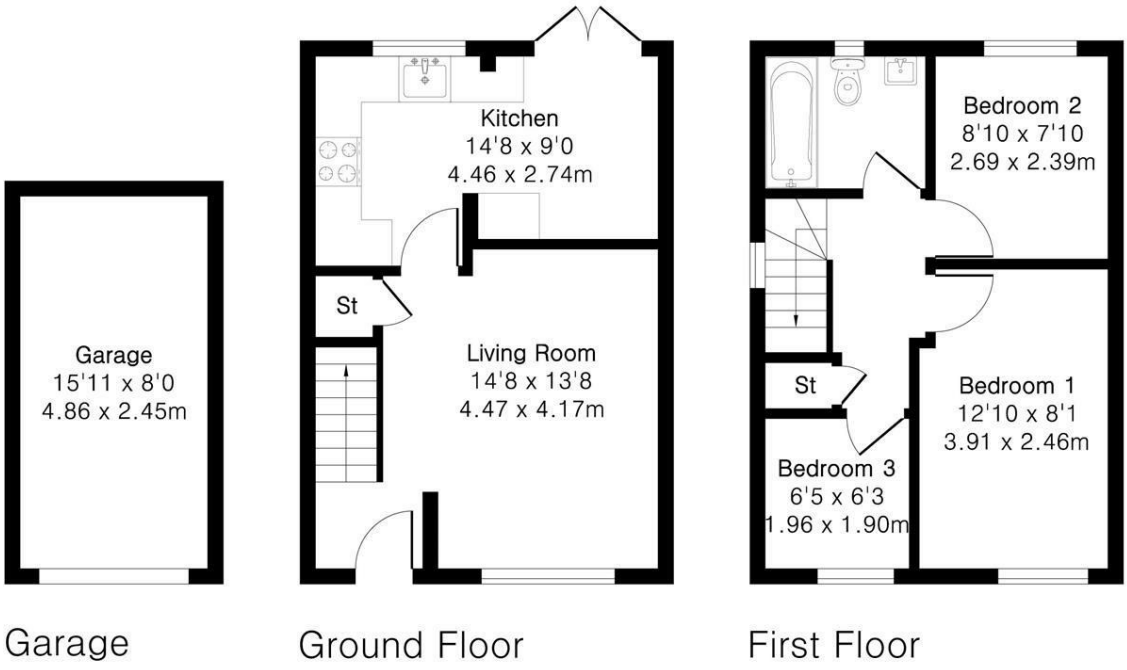




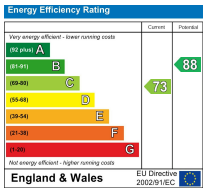




Approximate Gross Internal Area 644 sq ft - 60 sq m
(Excluding Garage)
Ground Floor Area 322 sq ft – 30 sq m
First Floor Area 322 sq ft – 30 sq m
Garage Area 128 sq ft – 12 sq m



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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