

godfrey short & squire

1 Parklands, Okehampton

Okehampton

£425,000

1 Parklands

Okehampton

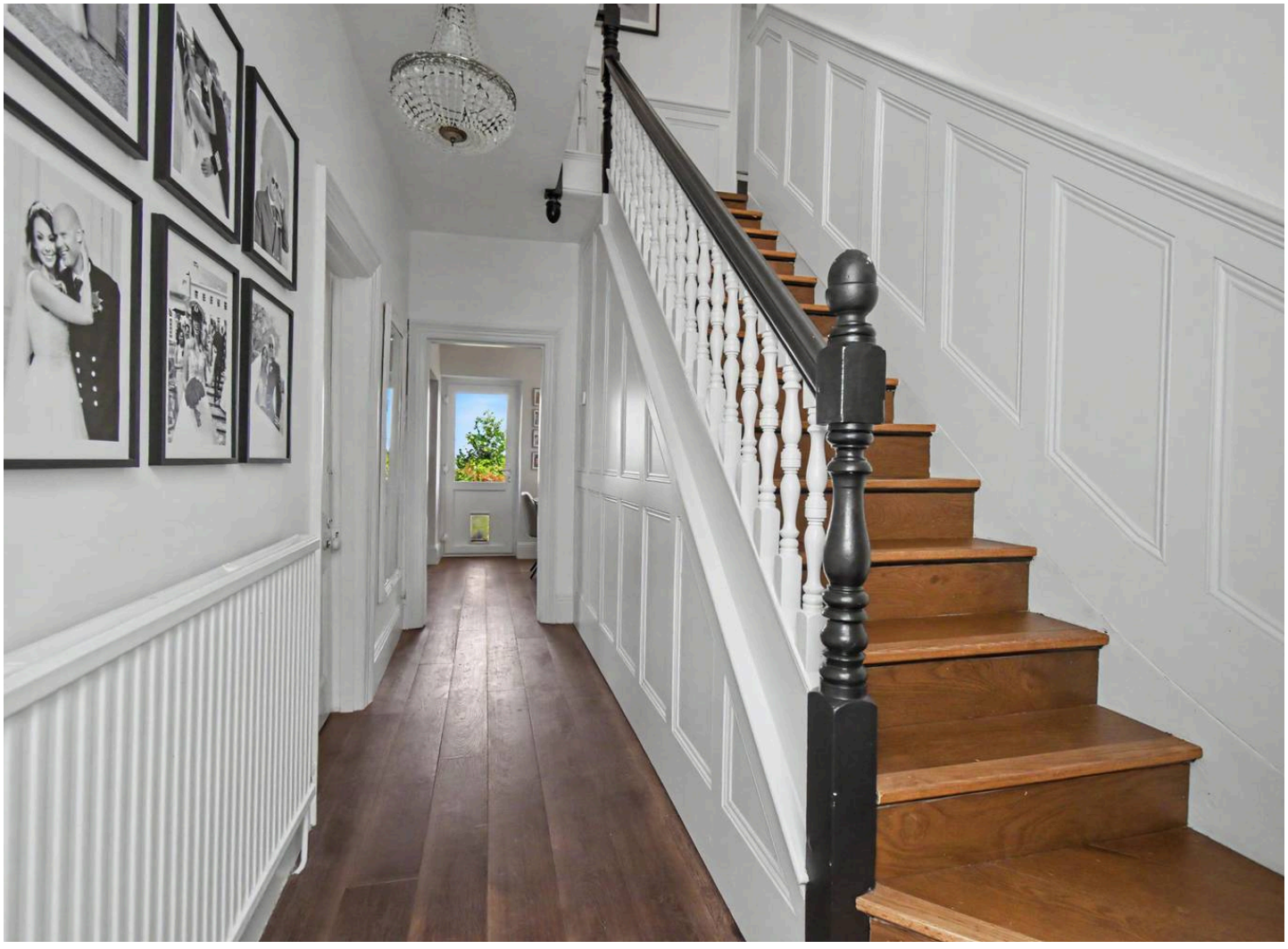
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

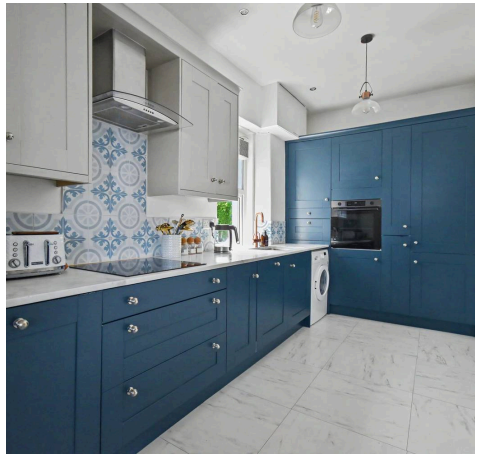
- **Lovely Edwardian Home**
- **Great located for Dartmoor and Granite Way**
- **Short walk to Okehampton Train Station**
- **Period architecture, decorative detailing**
- **Wrap around gardens**
- **Beautifully presented**
- **Flexible accommodation.**
- **Super Fast Broadband Area**

This beautifully presented period home enjoys an exceptional location, perfectly positioned for easy access to the town centre, Dartmoor, and the scenic Granite Way. A short stroll brings you to Okehampton Train Station, making this an ideal spot for commuters or those who love to explore further afield. The property showcases classic period architecture, complete with charming decorative detailing that adds plenty of character and appeal. Inside, the flexible accommodation is thoughtfully arranged to suit a variety of lifestyles, whether you're seeking space for family living, working from home, or entertaining guests.

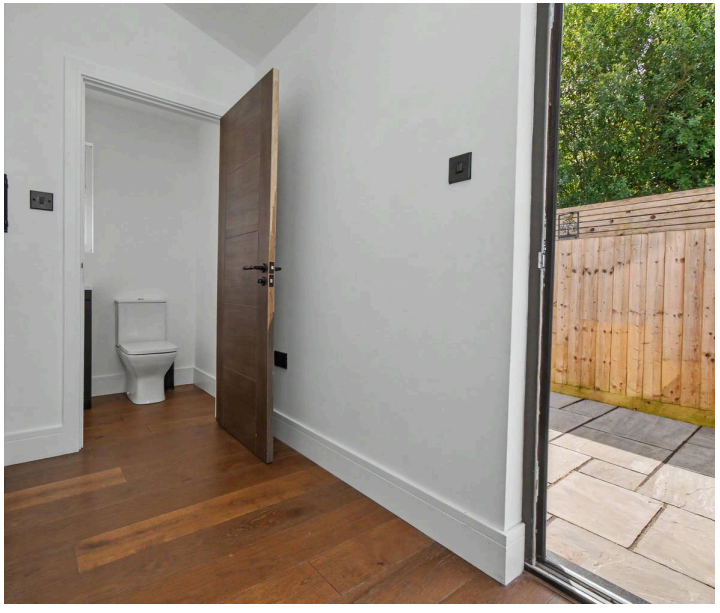














The interiors are light and welcoming, blending traditional features with modern touches for comfortable day-to-day living. Super fast broadband is available in the area, ensuring you can work or stream with ease.Step outside and you'll find a generous wrap around garden extending to three sides of the property, offering a wonderful sense of space and privacy. There are distinct areas for relaxation and entertaining, including a well-kept lawn, a sunny patio, and a decked section that's perfect for alfresco dining. The garden's layout makes it ideal for families, keen gardeners, or anyone who enjoys spending time outdoors. Each home on the road is responsible for the section of road directly in front of their property, which means parking is available right outside, though it is not specifically allocated. This arrangement provides convenient access while maintaining a pleasant, residential feel. With its inviting outside spaces and prime location, this property offers a fantastic opportunity to enjoy the best of Okehampton living.

These particulars provide a fair description of the property, but no responsibility is accepted for any errors or inaccuracies and they do not form an offer or contract. Services and appliances, including central heating, have not been tested, and buyers should satisfy themselves as to their condition and working order. Reconnection charges may apply to disconnected or drained services in unoccupied properties. All measurements are approximate.







Entrance Porch and Hallway

Lounge
17' 5" x 13' 1" (5.30m x 4.00m)

Dining Room
13' 1" x 9' 6" (4.00m x 2.90m)

Living Room
16' 9" x 13' 1" (5.10m x 4.00m)

Kitchen
13' 1" x 7' 3" (4.00m x 2.20m)

Basement Room 1
15' 9" x 12' 9" (4.80m x 3.88m)

Basement Room 2
13' 9" x 8' 6" (4.20m x 2.60m)

Basement Room 3
10' 3" x 6' 9" (3.12m x 2.06m)

First Floor Landing

Bedroom 1
16' 5" x 13' 1" (5.00m x 4.00m)
With En suite

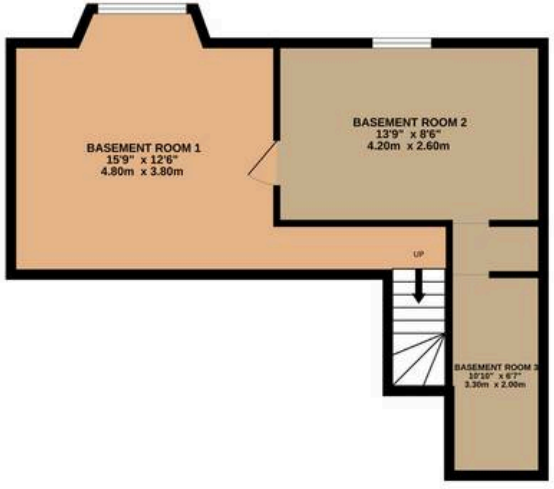
Ensuite

Bedroom 2
17' 1" x 13' 1" (5.20m x 4.00m)

Bedroom 3
10' 6" x 10' 2" (3.20m x 3.10m)

Bathroom
10' 6" x 7' 3" (3.20m x 2.20m)

BASEMENT LEVEL
483 sq.ft. (44.9 sq.m.) approx.



GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 2177 sq.ft. (202.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026



Godfrey Short & Squire

Godfrey Short & Squire, 30 Fore Street - EX20 1HB

0183754504 • info@gssproperty.com • www.gssproperty.com/

In accordance with UK Anti-Money Laundering (AML) regulations, buyers, sellers and beneficial owners must complete identity checks through our third-party provider, Lifetime Legal. This involves providing personal information and a **non-refundable fee of £52 including VAT per sale**, payable in advance as a single payment to Lifetime Legal.