6 Old Well Road

6 Old Well Road, , Okehampton, Devon, EX20 1YY

Exeter 23 miles, Town Centre 0.75 miles, A30 1 mile.

A well positioned three bedroom semi-detached family home, with off road parking and garden. Chain Free

- Three Bedrooms (One En Suite)
- Kitchen/Dining Room
- Sitting Room
- Bathroom and Cloakroom
- Garden and Parking
- Edge Of Town Location
- Chain Free
- Council Tax C
- EPC Band B
- Freehold

Guide Price £248,950

SITUATION

The property is located on this new modern development, which can be found towards the eastern edge of the town. Well situated, being within easy travelling distance of the A30 dual carriageway. Okehampton has an excellent range of shops and supermarkets including a Waitrose, doctors surgery and dentist. There is schooling from infant to A-Level standard and numerous sports and leisure facilities including cinema, leisure centre and swimming pool in the attractive setting of Simmons Park. The A30 dual carriageway is easily accessible providing a direct link west into Cornwall or east to the cathedral and University City of Exeter with its M5 motorway, mainline rail and international air connections. The newly opened trainline to Exeter and beyond lies on the edge of the town, where you can also access the Granite Cycle Way and the beautiful expanse of Dartmoor.

DESCRIPTION

A modern home built by Persimmon Homes and offered in superb order, is this three bedroom semi-detached home. The property is well positioned on this new modern development, and is located on the eastern edge of the town. The property benefits from the remainder of the 10 year NHBC Warranty and has recently been fitted with new flooring. The accommodation in brief comprises; entrance hall with a cloakroom off, a sitting room, kitchen/dining room. There are three first floor bedrooms, (Bedroom 1 with en suite shower room) and a family bathroom. Further benefits include an enclosed rear garden area and driveway parking for two cars.

ACCOMODATION

Via double glazed door to; ENTRANCE HALL: Doors to; CLOAKROOM: Pedestal wash basin, WC, opaque window to front. SITTING ROOM: Window to front elevation, staircase to first floor, door to; KITCHEN/DINING ROOM: Range of wall and base cupboards with worktops over and inset double bowl sink and drainer. Integral Electrolux oven, hob and extractor unit above. Space for fridge/freezer, dishwasher and washer/dryer, door to understairs cupboard. Double glazed doors with stopper above and window to rear garden. Space for dining table.

FIRST FLOOR LANDING: Fitted cupboard, access to loft space, doors to; BEDROOM 1: Window to front elevation, fitted cupboard with hanging space, door to; ENSUITE: Comprising pedestal wash basin, WC, tiled shower cubicle with mains fed shower. Opaque window to front. BEDROOM 2: Window to rear aspect. BEDROOM 3: Window to rear aspect. BATHROOM: Pedestal wash basin, WC, panelled bath.

OUTSIDE

Immediately to the front of the property is an open plan barked area of garden with shrubs/bushes and path leading to the front door. Adjacent is a tarmac off road parking area for two vehicles with electric charging point. A pedestrian gate opens to the main rear garden, which is predominantly covered with Astroturf, with gravelled seating area and log roll planters either side of the garden.

SERVICES

Mains electricity, water and drainage. Gas fired central heating. Broadband Coverage: Standard, Superfast and Ultrafast available (Ofcom)
Mobile Coverage: All major providers likely indoor and outdoor.

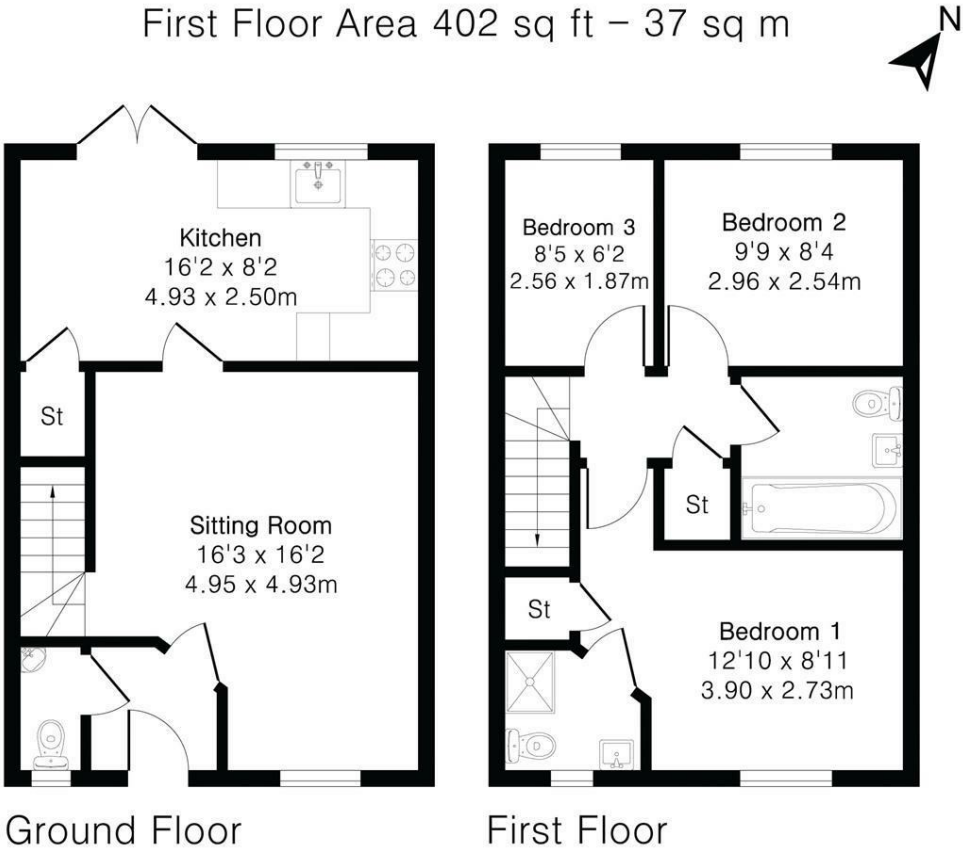
DIRECTIONS

From Okehampton Fore Street, head in an easterly direction, following the road into East Street and up Exeter Road. Go past the turning for the Industrial estate on your left and take the next right into the development. The property will be found upon on your right, after a short distance.

Approximate Gross Internal Area 804 sq ft - 74 sq m

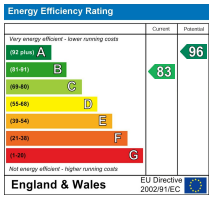
Ground Floor Area 402 sq ft – 37 sq m

First Floor Area 402 sq ft – 37 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.

STAGS



11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN

01837 659420

okehampton@stags.co.uk

stags.co.uk