

1 Ashley Road, Okehampton, Devon, EX20 1PX



Offers in the region of £200,000

Property Description

A very rare and exciting opportunity to purchase this good-sized three bedroom semi-detached family home, situated in a peaceful cul-de-sac with good-sized front and rear gardens.

Situated within easy walking distance to shops, schools & leisure facilities, this well maintained property boasts a welcoming entrance hall, sitting room with fireplace, kitchen with plenty of built-in storage, a dining room, ground floor w.c, utility room, three well proportioned first floor bedrooms and a recently refurbished shower room.

Further benefits include uPVC double glazed windows, mains gas central heating and a good-sized front garden that would easily covert into a large driveway allowing off street parking for several vehicles.

Offered for sale with "NO ONWARD CHAIN" this well loved family home will not stay available for long and Howes Estates recommends an urgent internal inspection to avoid disappointment.



Situation

Okehampton is found on the fringes of the beautiful Dartmoor National Park offering miles of unspoilt stunning scenery. The town benefits from many local and national businesses, shops, supermarkets (including a Waitrose), primary and secondary schools, restaurants, public houses and leisure facilities including a challenging golf course and leisure centre with swimming pool. Okehampton is ideally situated within close proximity to the A30 dual carriageway allowing an easy commute to the Cathedral City of Exeter with its inter city rail links, international airport and Motorway networks beyond. A short journey west bound leads to the county of Cornwall with its glorious rugged coastline and sandy beaches.

Entrance Hall 2.79m x 2.18m (9'1" x 7'1")

Park glazed front door, fitted carpet, radiator, stairs to first floor.

Sitting Room 4.82m x 3.33m (15'9" x 10'11")

Fitted carpet, uPVC double glazed window, radiator, fireplace, tv point and double power sockets.

Kitchen 4.11m x 2.23m (to fitted cupboards) (13'5" x 7'3" (to fitted cupboards))

Matching wall/base storage cupboards & drawers, rolled edge work surfaces, tiled surrounds, space & point for an electric cooker with extractor hood over, space & plumbing for a washing machine, stainless steel double sink with mixer tap, built-in larder store, built-in storage cupboards, fitted carpet, radiator, uPVC double glazed window, double power sockets.

Dining Room 2.98m x 2.80m (9'9" x 9'2")

Fitted carpet, radiator, Upvc double glazed window, double power socket, tv point.

Side Porch

Door to front, door to rear, tiled flooring.

W.C

Low level w.c, tiled floor, window.

Utility Room 3.10m x 2.29m (10'2" x 7'6")

Fitted power, fitted light, uPVC double glazed window, fitted shelves, tiled floor.

First Floor Landing

Fitted carpet, uPVC double glazed window, radiator, loft access hatch.

Bedroom One 3.80m x 2.79m (12'5" x 9'1")

Fitted carpet, uPVC double glazed window offering pleasant views to Okehampton, radiator, deep built-in wardrobes, radiator, double power sockets.

Bedroom Two 3.82m x 2.86m (12'6" x 9'4")

Fitted carpet, wardrobe, uPVC double glazed window, radiator, double power sockets.

Bedroom Three 3.24m x 3.36m (10'7" x 11'0")

Fitted carpet, built-in storage cupboard, uPVC double glazed window, radiator, double power socket.

Shower Room 2.24m x 1.67m (7'4" x 5'5")

Fully aqua-boarded walls, double shower cubicle with 'Galaxy G2000lx' electric shower, low level w.c, wash hand basin, vanity storage cupboard, heated towel rail, uPVC double glazed window, fitted carpet.

Outside

Front Garden

Well maintained, being mainly laid to lawn with borders of many varieties of plants, flowers and shrubs.

Agents Note: Some neighbouring property's have converted their front gardens into driveways.

Rear Garden

To the rear of the property is a very good-sized garden, being mainly laid to level lawn with a side gravelled seating area. To the rear of the garden is an enclosed vegetable garden area.

Parking

There is a large communal off street car park directly opposite the property.

Services

Mains Water

Mains Drainage

Mains Electricity

Mains Gas Central Heating

Council Tax Band 'C'

Superfast Broadband Enabled

Consumer Protection from Unfair Trading Regulation

As the sellers agents we are not surveyors or conveyancing experts & as such we cannot & do not comment on the condition of the property, any apparatus, equipment, fixtures and fittings, or services or issues relating to the title or other legal issues that may affect the property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. You are advised to check the availability of any property before travelling any distance to view.

Agents Note:

The Agent notes that neither wide angle lenses or photo editing were used in the production of these details.

The agent recommends that potential purchasers book an appointment to view in order to fully appreciate all aspects of the property.

Viewing

To make an appointment to view this property please contact Howes Estates on 01837 83393

Referral Fees

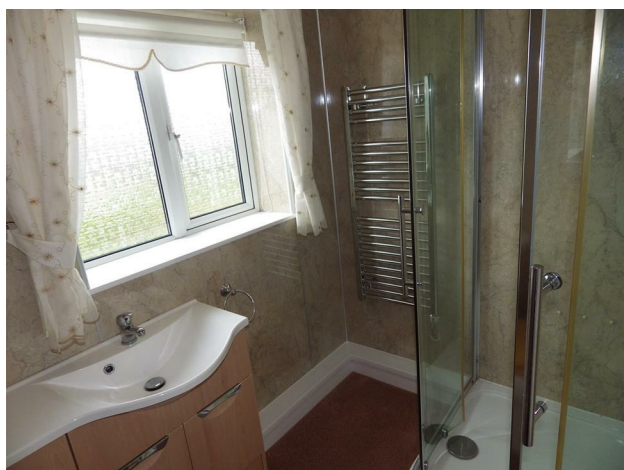
Howes Estates offer a mortgage referral service to either The Mortgage Advise Bureau or Mortgages with Joy. The average referral fee paid to Howes Estates is £250.





Directions

Heading into Okehampton from Exeter Direction. travel in via Exeter Road. At the traffic lights turn left onto Mill Road. Bear left onto Simmonds Way and bear left. Turn left onto Ashley Road. The property will be on the left.



Okehampton Branch – Registered Office

4 East Street

EX20 1AS

Sales: 01837 83393; Lettings: 01837 55755

winkleigh@howesestates.co.uk or enquiries@purelettingsdevon.co.uk

Registration No. 7520398

Holsworthy Branch

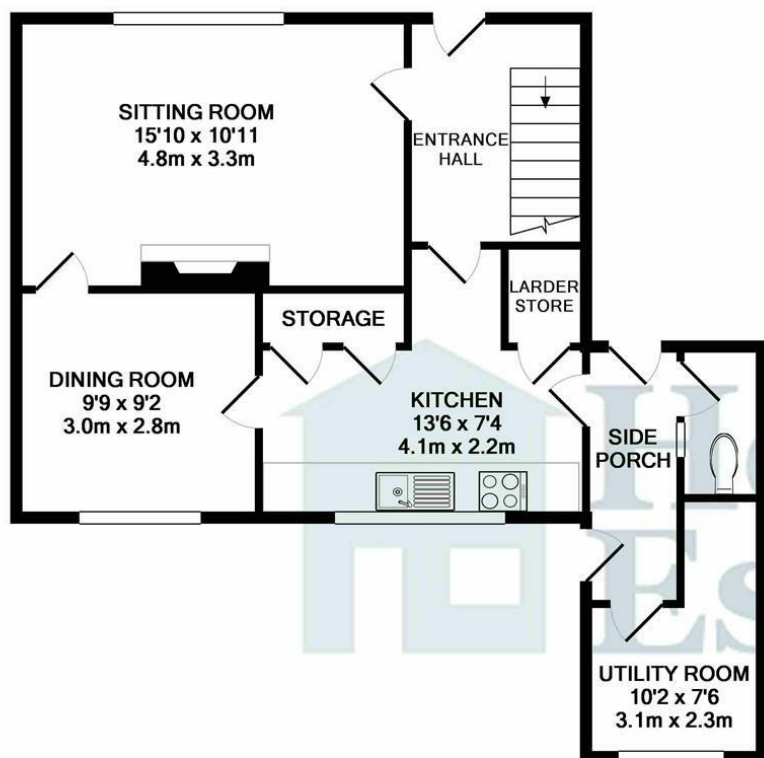
5 The Square

EX22 6DL

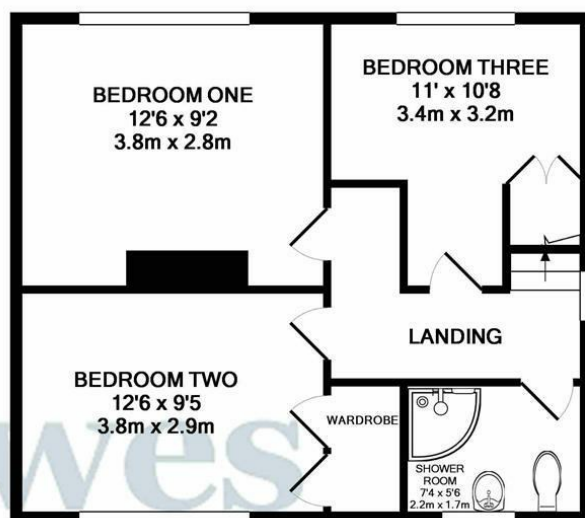
01409 253946

holsworthy@howesestates.co.uk





GROUND FLOOR
APPROX. FLOOR
AREA 579 SQ.FT.
(53.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1033 SQ.FT. (96.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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