

STAGS

Plot 30 Legion Way, Okehampton, Devon EX20 1XJ

A newly constructed, two bedroom family home, with gardens and parking.

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

• 2 bedrooms • Open plan kitchen/dining/living area • Downstairs WC • Family bathroom • Parking • Garden • 10 year ICW BUILD WARRANTY • Freehold • Council Tax TBC

Guide Price £235,000

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SITUATION

Abbeyford Vale is a prime modern development built by Adpad (Okehampton) Ltd, which can be found towards the north eastern edge of the town, approximately 1 mile distant. The properties are well situated, being within easy travelling distance of the A30 dual carriageway. Okehampton Town itself, has an excellent range of shops and supermarkets including a Waitrose, doctors surgery and dentist. There is schooling from infant (new Primary School within a short walk) 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 selection of newly constructed, two bedroom homes , located on the edge of Okehampton. The properties offer full double glazing and gas fired central heating, together with the benefit of a 10 year ICW Warranty.

INCENTIVES

Incentives are available on selected plots. Please contact Stags for further details

SERVICES

Mains: Water, electricity, and sewerage. Air source heat pump
Broadband Coverage: Standard, Superfast and Ultrafast available (Ofcom)
Mobile Coverage: Indoor EE and Three likely. Outdoor. All major providers likely outdoor.

DIRECTIONS

From the A30 main exit for Okehampton follow the main B3260 into Okehampton. After approx. 1.6 miles turn right at the traffic lights onto Barton Road (B3215 Crediton Road) Continue on this road for 0.7 of a mile and look out for the Abbeyford Vale development on the left hand side just before leaving the town.

AGENT'S NOTE

Due to different build stages, the internal photos used are from rendered models of the finished plots.
A detailed specification is available upon request.
Ready September 2026







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. Tenants 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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