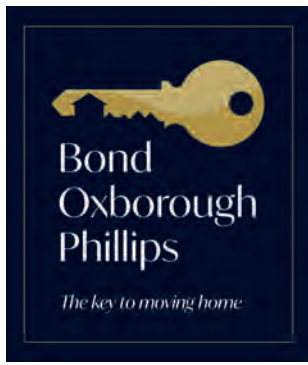
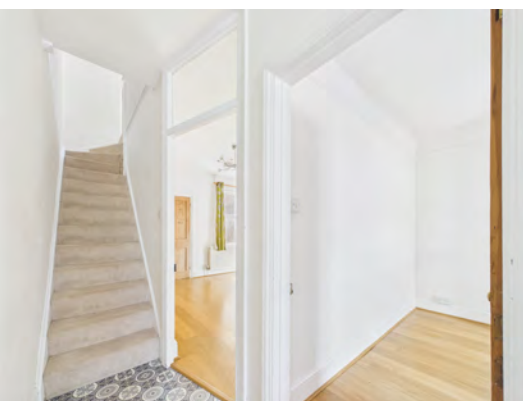




20 North Road
Okehampton
EX20 1BE



Start Price - £125,000



Changing Lifestyles

01837 500600

20 North Road, Okehampton, EX20 1BE.

Spacious Semi-Detached Home Close To Town, Offering Two Double Bedrooms And No Onward Chain...



- No Onward Chain Available
- Spacious Semi Detached Home
- Two Generous Double Bedrooms
- Bright Comfortable Living Room
- Separate Dining Room Space
- Fitted Kitchen With Utility
- Large Bathroom Bath Shower
- Private Enclosed Rear Courtyard
- Gas Central Heating Throughout
- UPVC Double Glazed Windows
- Convenient Walk To Town
- Council Tax Band - B
- EPC - D



Offered to the market with ****no onward chain****, this spacious two double bedroom semi detached home combines period charm with practical modern living, all within easy walking distance of the town centre and its excellent range of amenities.

The welcoming entrance hall leads to a bright living room featuring an attractive fireplace, creating a warm and inviting focal point. A separate dining room provides an excellent space for entertaining or family meals, complete with useful built in storage. To the rear, the fitted kitchen offers a range of units and worktop space, while the adjoining utility area provides additional storage, appliance space and direct access to the courtyard.

Upstairs, both bedrooms are generous doubles, filled with natural light and offering versatile accommodation for families, first time buyers or those working from home. The spacious bathroom is fitted with both a bath and separate shower, providing convenience for everyday living.

Outside, the enclosed rear courtyard is private, low maintenance and ideal for relaxing or outdoor dining.

Benefiting from gas central heating, UPVC double glazing and an EPC rating of D, this characterful home offers an excellent opportunity for a variety of purchasers. Combining generous proportions, a convenient location and vacant possession, this attractive property is ready to move into and should be viewed at the earliest opportunity to fully appreciate everything it has to offer.

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

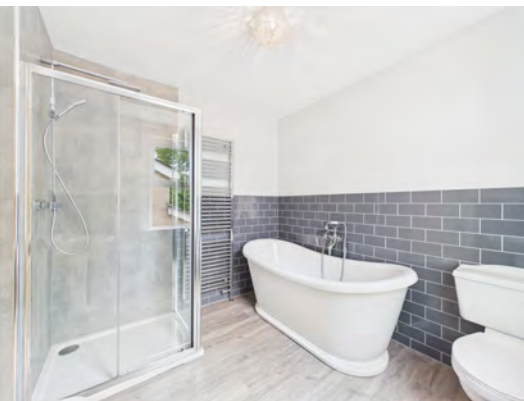
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Changing Lifestyles

Nestled on the northern edge of Dartmoor, Okehampton is a charming Devon market town that blends rural beauty with modern convenience. Often called the "Gateway to Dartmoor," it is surrounded by rugged moorland and rolling countryside, making it a haven for nature lovers and outdoor enthusiasts.

The town offers a vibrant community atmosphere and a wide range of amenities. Alongside independent shops, cosy cafés, and a historic market, Okehampton also has several supermarkets including a Waitrose. The recently reopened Okehampton railway station offers direct train services to Exeter, connecting residents and visitors to the wider region with ease.

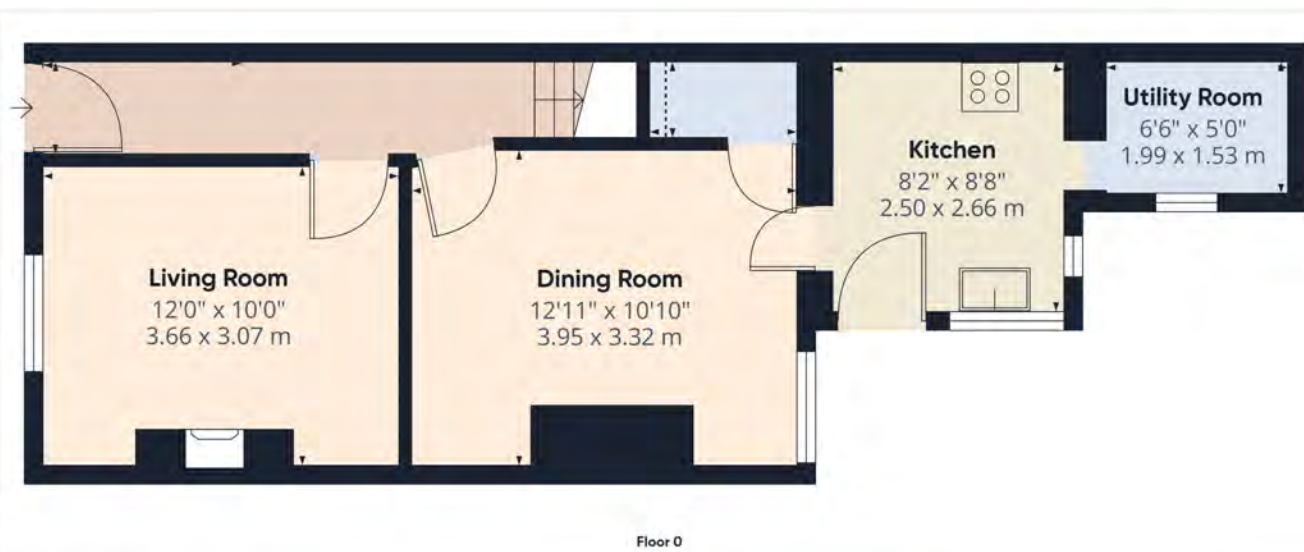
Okehampton also has excellent local schools, a community hospital, and a strong sense of local pride. With easy access to Exeter and the A30, the town blends the tranquility of rural life with the convenience of city connections. For those seeking a balance between countryside charm and modern amenities, Okehampton offers an ideal lifestyle with the wild beauty of Dartmoor right on its doorstep.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01837 500600
for more information or to
arrange an accompanied viewing
on this property.

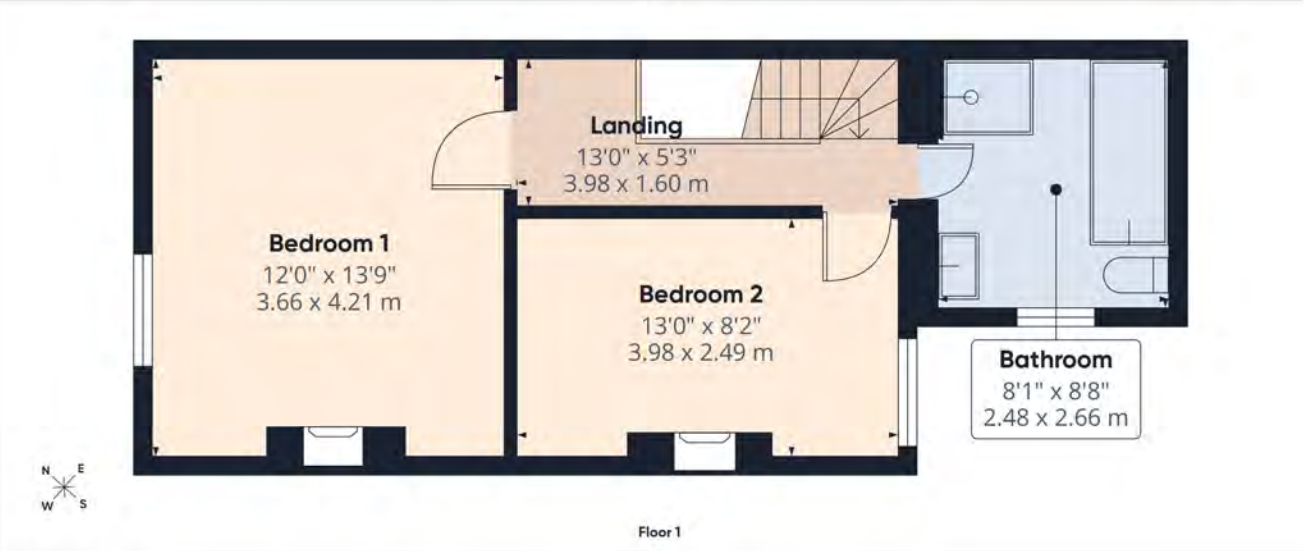
Scan here for
our Virtual Tour:





Approximate total area¹⁾
814 ft²
75.7 m²

Reduced headroom
2 ft²
0.1 m²



(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft / 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

PLEASE NOTE:
Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Please let us know how we are doing;

