Bond Oxborough Phillips

The key to moving home

4 Broom Park
Okehampton
EX20 1FW

BRITISH PROPERTY AWARDS 2024 ★★★★★ SILVER WINNER ESTATE AGENT IN SOUTH WEST (CORNWALL & DEVON)

BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN OKEHAMPTON



Guide Price - £230,000







4 Broom Park, Okehampton, EX20 1FW

Situated within a popular and well-established residential area of Okehampton, this well-presented three-bedroom semi-detached house offers spacious split-level accommodation, a generous enclosed rear garden, and off-road parking for two vehicles...

- Three Bedrooms Split Over Levels
- Generous Rear Garden
- Living Room With Natural Light
- Kitchen With Ample Worktop Space
- Ground Floor WC For Convenience
- Two Bathroom Facilities
- Private Driveway
- Flexible Split-Level Layout
- Easy Access To Dartmoor National Park
- Near Okehampton Railway Station
- Links to Exeter
- Council Tax Band - C
- EPC - C







Situated within a popular and well-established residential area of Okehampton, this well-presented three-bedroom semi-detached house offers spacious split-level accommodation, a generous enclosed rear garden, and off-road parking for two vehicles. Ideal for families, first-time buyers, or those looking to upsize, the property combines practical living with a convenient location close to local amenities, schools, and transport links.

The property is approached via a private driveway, providing off-road parking for two vehicles. Stepping inside, you are welcomed by a central entrance hall with a useful ground floor WC, perfect for busy family life. The split-level design gives the home a distinctive feel while creating a natural flow between the living spaces.

Positioned at the front of the property, the kitchen is fitted with a range of wall and base units, offering ample worktop space and room for appliances. It is a practical and functional space with potential for buyers to personalise and update to their own taste.

To the rear, the spacious living room is flooded with natural light and provides an excellent space for both relaxing and entertaining. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces.

The enclosed rear garden is a real highlight of the property, being predominantly laid to lawn and offering plenty of space for children to play, pets to roam, or keen gardeners to enjoy. It provides a private and versatile outdoor area that can easily be adapted to suit a variety of lifestyles.

The split-level layout continues upstairs, adding further character to the home. The principal bedroom is a generous double room with plenty of space for wardrobes and additional furniture. There are two further bedrooms, offering flexible accommodation for children, guests, or those working from home.

The property also benefits from two bathroom facilities, comprising a family bathroom and an additional shower room, providing added convenience for modern family living.

Okehampton continues to grow in popularity, offering an excellent range of everyday amenities including supermarkets, independent shops, cafés, schools, leisure facilities, and a modern railway station with direct services to Exeter. The stunning landscapes of Dartmoor National Park are just a short drive away, providing endless opportunities for walking, cycling, and outdoor pursuits.

Offering well-proportioned accommodation, a unique split-level design, a generous rear garden, and off-road parking, this is a fantastic opportunity to purchase a comfortable and versatile home in one of Okehampton's most sought-after residential areas.

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:

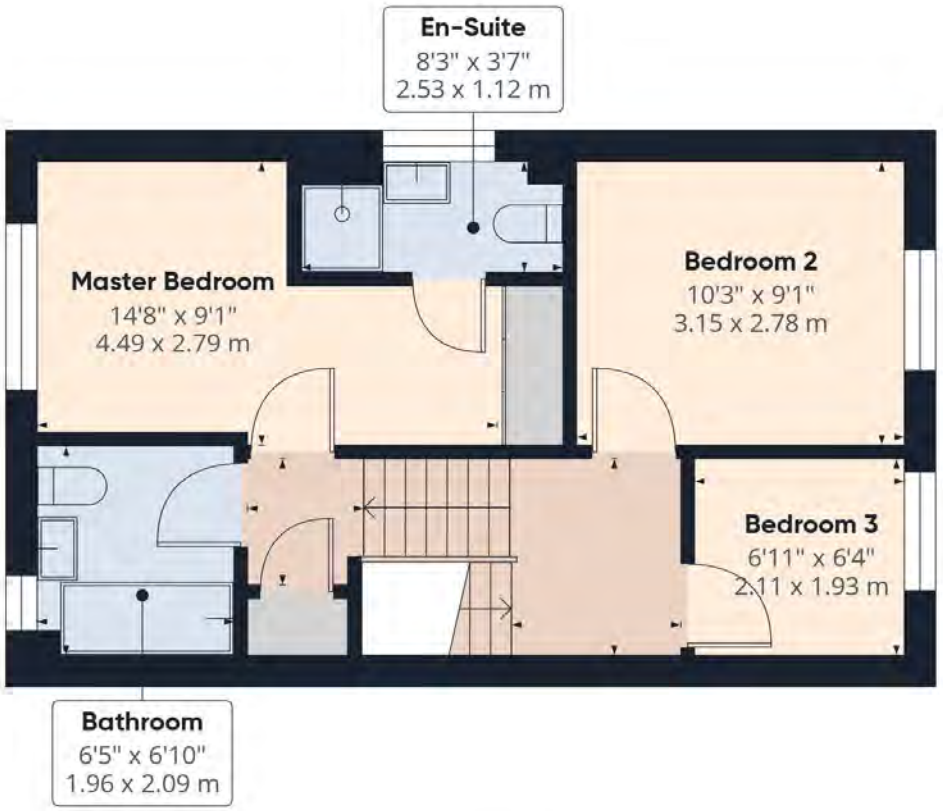


Approximate total area(1)

832 ft²

77.3 m²

Floor 0



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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 recieve a referal 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. Floor plans 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.

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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.

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