Bond Oxborough Phillips

The key to moving home

26 Nexus Way
Okehampton
EX20 1XP

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 - £220,000







26 Nexus Way, Okehampton, EX20 1XP.

A semi- detached family home situated within a modern development, with two bedrooms, an enclosed rear garden, ample off-road parking and an array of nearby local amenities...

- Semi-Detached Family Home
- Offering Two Bedrooms
- Contemporary Kitchen/Dining Room
- Family Bathroom & Cloak Room
- Spacious Living Room
- Enclosed Rear Garden
- Ample Off-Road Parking
- Close Proximity to Local Amenities
- Largest Garden on Development
- Move In Ready
- Ideal For First Time Buyers
- Council Tax Band - B
- EPC - B







Situated in a sought-after residential development, this beautifully presented two-bedroom semi-detached home offers an exceptional opportunity for first-time buyers, young professionals, or those looking to downsize without compromising on space or quality. Move-in ready and finished to a modern standard throughout, the property combines stylish interiors with practical living, making it an ideal place to call home.

Upon entering, you are welcomed by a bright entrance with the added convenience of a ground floor cloakroom. The spacious living room provides a comfortable and inviting setting for relaxing or entertaining, with ample natural light creating a warm and airy atmosphere.

To the front of the property, the contemporary kitchen/dining room has been thoughtfully designed to maximise both style and functionality. Offering a range of modern fitted units, generous worktop space, and room for a dining table, this sociable space is perfect for everyday family life as well as hosting guests. French doors provide seamless access to the enclosed rear garden, creating an excellent indoor-outdoor flow during the warmer months.

Upstairs, the property offers two well-proportioned bedrooms, both presented in excellent decorative order. The family bathroom is finished with modern fixtures and fittings, providing a fresh and contemporary space to unwind. A standout feature of this home is its impressive rear garden, which is the largest on the development. Offering a generous enclosed outdoor space, it is ideal for children to play safely, summer entertaining, gardening enthusiasts, or simply enjoying time outdoors in complete privacy.

Externally, the property also benefits from ample off-road parking, ensuring convenience for homeowners and visitors alike.

Perfectly positioned within close proximity to a range of local amenities, including shops, schools, parks, and transport links, the property offers an excellent balance of peaceful residential living and everyday convenience.
Further benefits include an Energy Performance Certificate rating of B, ensuring excellent energy efficiency and lower running costs, while the property falls within Council Tax Band B.

Combining modern accommodation, an outstanding garden, generous parking, and a highly desirable location, this superb semi-detached home represents a fantastic opportunity for buyers seeking a stylish, low-maintenance property that is ready to move straight into. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

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.

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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 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. 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.

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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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