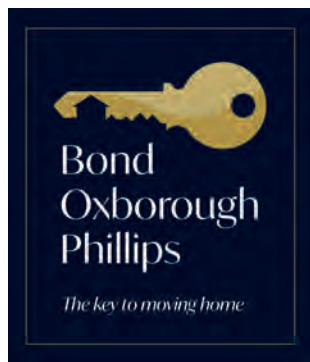
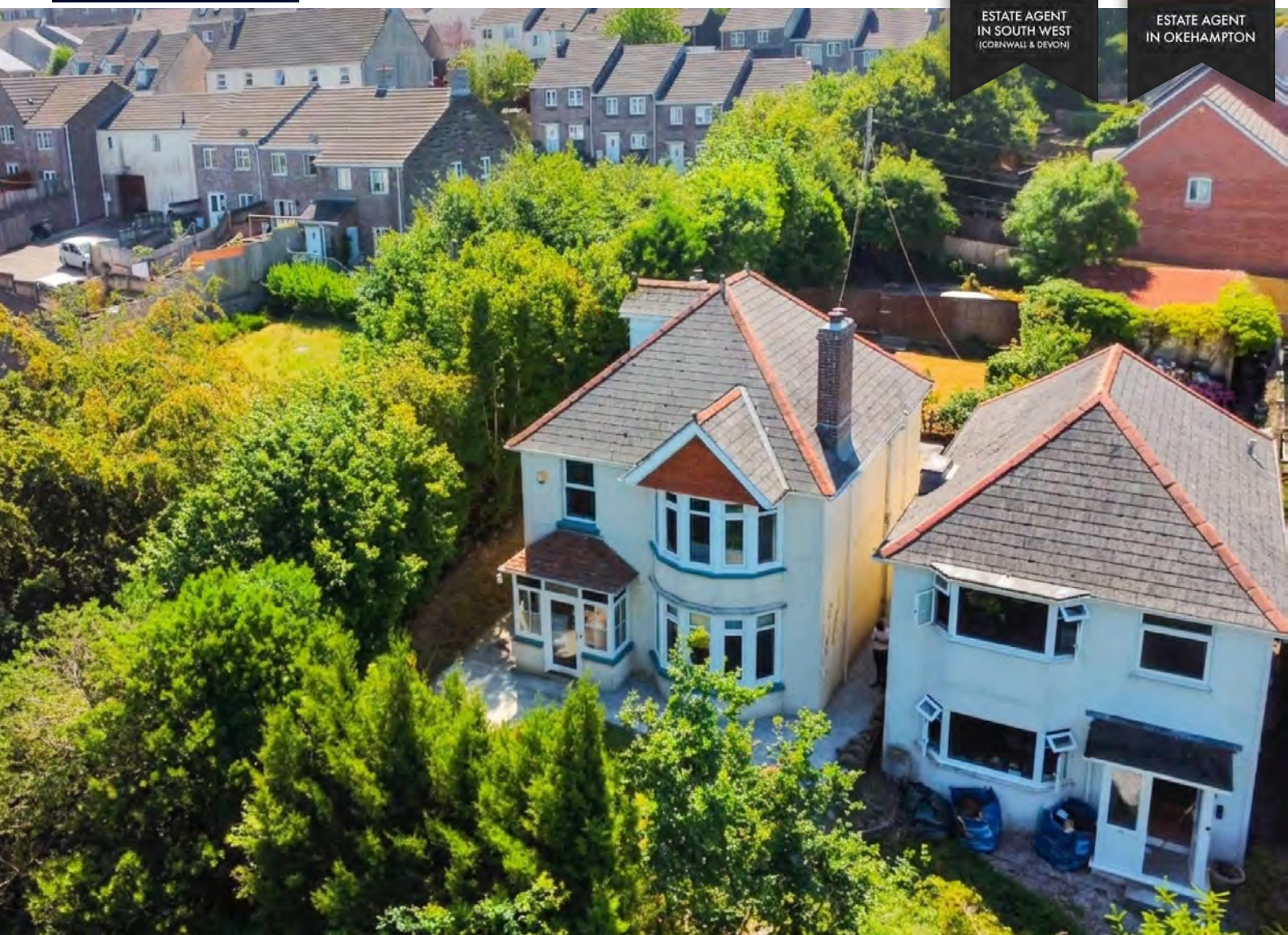




44 Exeter Road
Okehampton
EX20 1NH



Asking Price - £425,000



Changing Lifestyles

01837 500600

44 Exeter Road, Okehampton, EX20 1NH.

Beautifully Appointed Four Bedroom Detached Home Offering Spacious Family Living and Stylish Interiors ...



- Tastefully Updated To A High Standard
- Four Generous Bedrooms
- Principal Bedroom With Stylish En-Suite
- Timeless Shaker Style White Kitchen
- Separate Dining Room And Snug
- Spacious Loft Room
- Beautiful Stripped Wooden Floorboards
- Separate Utility Room For Convenience
- Two-Tier Landscaped Rear Garden
- Ample Off-Road Parking
- Excellent Location Near Local Amenities
- Council Tax Band - D
- EPC - TBC



Situated in a highly desirable residential location, this exceptional four-bedroom detached home offers the perfect blend of character, style and modern family living. Beautifully presented throughout and thoughtfully updated to an exceptionally high standard, the property provides spacious and versatile accommodation extending to approximately 1,795 sq. ft., making it an ideal choice for growing families seeking a home ready to move straight into.

From the moment you arrive, the property's attractive frontage, ample off-road parking and well-kept front gardens set the tone for the beautifully presented accommodation within. Inside, the home has been tastefully decorated in a contemporary yet timeless style, with stripped wooden floorboards adding warmth and character throughout the home.

The generous living room enjoys a striking bay window, flooding the space with natural light while creating an inviting setting for relaxing or entertaining. At the heart of the home is the superb open-plan kitchen and dining area, thoughtfully designed to offer both practicality and style. A separate dining room provides additional space for formal entertaining or family gatherings, while the adjoining utility room offers excellent everyday convenience.

The first floor boasts four well-proportioned bedrooms. The spacious principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Each room has been finished to a high specification, creating bright, comfortable spaces that are perfect for family life.

A particular highlight of the property is the impressive loft room, offering valuable additional accommodation. Whether utilised as a home office, games room, hobby space or occasional guest room, this versatile area provides endless possibilities to suit a variety of lifestyles.

Outside, the beautifully maintained enclosed rear garden has been designed across two attractive tiers, creating distinct areas for outdoor dining, entertaining and relaxation. Offering an excellent degree of privacy it provides a wonderful space for children and pets to enjoy. Beyond the rear gate, a footpath leads directly down to pretty riverside walks, ideal for peaceful morning strolls, dog walking or just enjoying nature. The attractive front garden further enhances the property's kerb appeal.

Conveniently positioned within easy reach of a wide range of local amenities, reputable schools, transport links and everyday conveniences, this outstanding detached home combines character, quality and practicality in equal measure.

Finished to an exceptional standard throughout, this is a rare opportunity to acquire a beautifully appointed family home that effortlessly balances period charm with contemporary living. Early viewing is highly recommended to fully appreciate the generous accommodation, superb presentation and enviable location this outstanding property 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.

Scan here for
our Virtual Tour:





Approximate total area^(h)

1795 ft²

166.9 m²

Reduced headroom

103 ft²

9.6 m²



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.