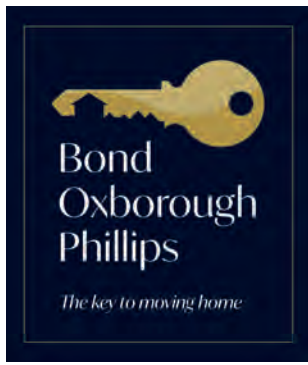




10 Berryball Close Okehampton EX20 1TX



Guide Price- £200,000



10 Berryball Close, Okehampton, EX20 1TX

Bright and modern three-bedroom semi-detached home, ideally situated within a popular residential area of Okehampton with parking and a lovely tiered rear garden...



- Bright Modern Family Home
- Three-Bedroom Semi-Detached
- Parking Space In Front Of Property
- Spacious Living And Dining Area
- Well-Equipped Kitchen
- Spacious Sunroom Overlooking Garden
- Convenient Ground Floor WC
- Family Bathroom
- Tiered Rear Garden
- Ideal First-Time Buyer Opportunity
- Excellent Family Or Investment Property
- Council Tax Band - B
- EPC - TBC



Situated within a popular and well-established residential area of Okehampton, this well-proportioned, bright and modern three-bedroom semi-detached property offers comfortable accommodation arranged over two floors, together with a useful tiered rear garden. The property would make an ideal first-time purchase, family home or investment opportunity.

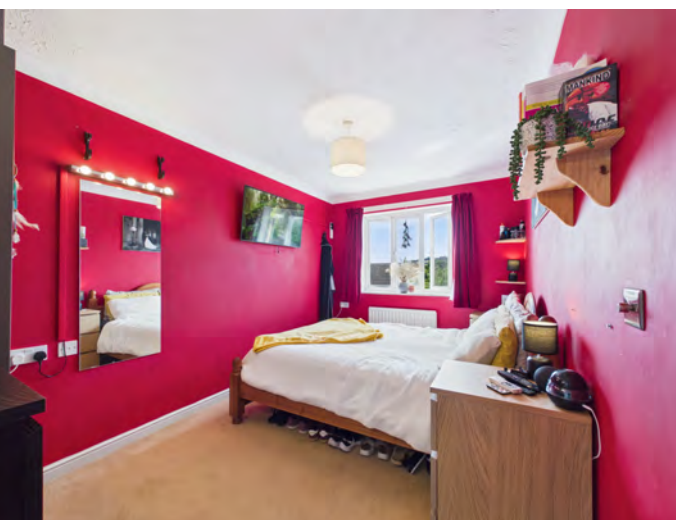
The ground floor provides a welcoming entrance hall with access to the accommodation and a convenient ground-floor WC. The generous living room is a particularly good-sized space, offering plenty of room for both seating and dining furniture, with stairs rising to the first floor. To the rear is a well-equipped kitchen with a range of fitted units and space for appliances, while a useful adjoining sunroom provides an additional reception space and enjoys views and access towards the garden.

Upstairs, the property offers three bedrooms, providing flexibility for family living, guests or home working. The principal bedroom is a good-sized double room, with the second bedroom also offering comfortable proportions. The third bedroom is smaller and would work well as a child's bedroom, nursery, dressing room or study. The first floor is completed by a family bathroom.

Outside, the property is elevated from the road and benefits from a parking space in front. To the rear is a tiered garden offering a number of different areas that could be landscaped and adapted to suit a variety of needs. The garden provides excellent potential for outdoor seating, entertaining, planting and enjoying the warmer months, while the different levels give the space a pleasant sense of character.

Conveniently situated within Okehampton, the property is well placed for a wide range of everyday amenities, including shops, supermarkets, schools, leisure facilities and transport links. Okehampton also benefits from a railway station with services to Exeter, while the nearby A30 provides excellent road connections across Devon and beyond. The surrounding area offers easy access to the beautiful countryside and Dartmoor National Park.

Overall, this is a well-proportioned three-bedroom home in a convenient Okehampton location, offering generous living accommodation, three bedrooms and a useful tiered rear garden.



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⁾

781 ft²

72.5 m²

Kitchen / Dining Room

14'6" x 8'3"

4.42 x 2.52 m

Living Room

14'7" x 15'11"

4.46 x 4.87 m

Sunroom

11'5" x 7'3"

3.48 x 2.22 m

Floor 0

Bedroom 3

5'11" x 7'3"

1.82 x 2.22 m

Bathroom

6'2" x 5'7"

1.90 x 1.72 m

Bedroom 1

8'4" x 13'4"

2.56 x 4.08 m

Bedroom 2

8'2" x 10'10"

2.49 x 3.31 m

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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 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.

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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.