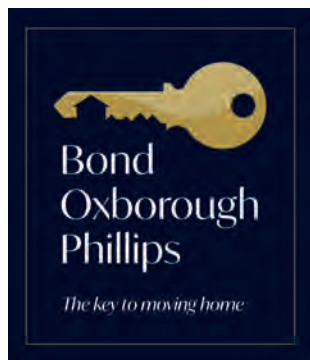




38 Wonnacotts Road Okehampton EX20 1LX



Guide Price- £230,000



38 Wonnacotts Road, Okehampton, EX20 1LX.

A three bedroom, mid-terraced family home with driveway parking, a secure rear garden and ideal for First Time Buyers...



- Three Bedroom Home
- Driveway Parking
- Ideal For First Time Buyers
- Street Parking Available
- Secure Rear Garden
- Bright and Airy Sunroom
- Spacious Kitchen/ Dining Room
- Good Investment Opportunity
- Close to Local Amenities
- Ideal Transport Links
- Close to Town Centre
- Council Tax Band - B
- EPC - C



Situated in a convenient residential location in Okehampton, this well-proportioned three-bedroom mid-terraced property offers comfortable accommodation throughout, together with excellent outside space and the benefit of driveway parking. The property would make an ideal first home for those looking to take their first step onto the property ladder, while also offering strong potential as a buy-to-let investment.

At the rear of the property, you are welcomed by a bright and airy sunroom, providing a useful additional reception space and a pleasant area in which to relax. The sunroom also provides a natural connection to the rear garden and offers plenty of flexibility, whether used as a sitting area, playroom or simply a space to enjoy the natural light.

The property features a spacious kitchen/dining room, creating a practical and sociable heart to the home. There is ample room for dining and entertaining, making this an ideal space for family meals and gatherings with friends. The accommodation provides a good balance of living and bedroom space, with three bedrooms upstairs offering flexibility for families, guests or those requiring a home office.

Outside, the property benefits from a secure rear garden, providing a private and enclosed space that can be enjoyed by the whole family. The garden offers scope for outdoor seating, entertaining, gardening or simply relaxing during the warmer months. To the front, the property has the valuable advantage of driveway parking, while additional street parking is also available.

The location is particularly convenient, being close to Okehampton town centre and a range of local amenities, including shops, services and everyday facilities. The property also benefits from good transport links, making it well placed for commuters and those wishing to travel further afield. Okehampton itself provides a wide range of amenities and is ideally positioned for access to the surrounding countryside and wider Devon.

Whether you are a first-time buyer looking for a well-located three-bedroom home, a family seeking practical accommodation, or an investor searching for a property with rental potential, this home offers a combination of space, convenience and versatility. Key features include three bedrooms, driveway parking, additional street parking, a secure rear garden, bright sunroom and spacious kitchen/dining room. The property is offered with Council Tax Band B and an EPC rating of C.

Early viewing is highly recommended to appreciate the accommodation, location and potential this 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.

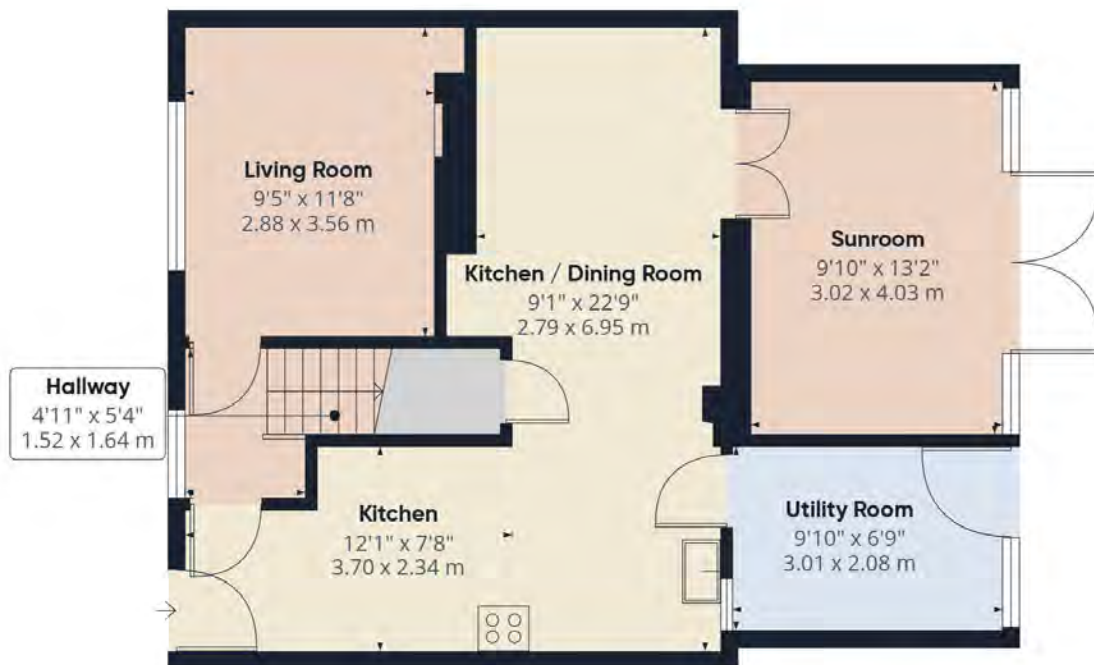
Okehampton also has excellent local schools, a community hospital, and a strong sense of local pride. With easy access to Exeter and the A30, the town blends the tranquility of rural life with the convenience of city connections. For those seeking a balance between countryside charm and modern amenities, 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:



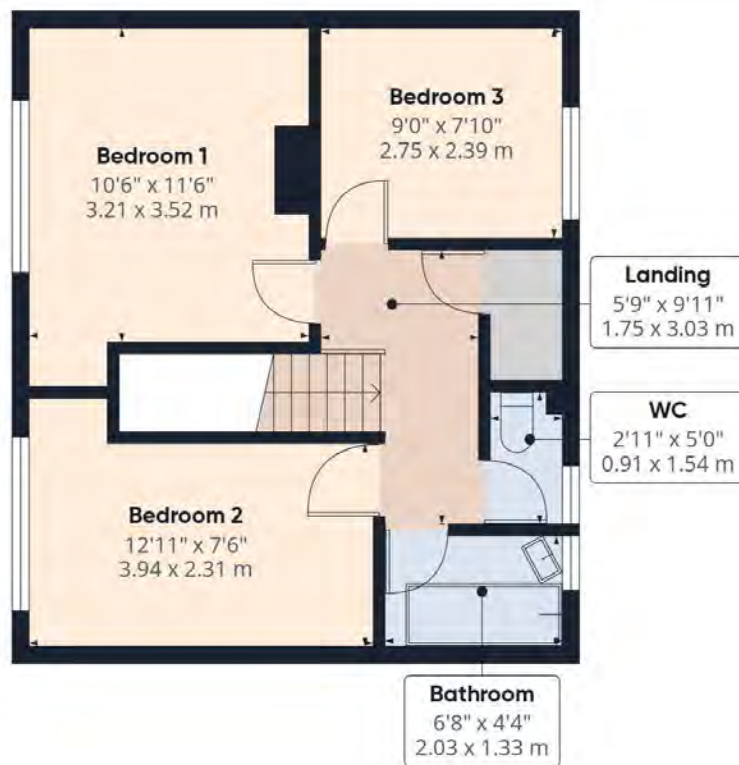


Floor 0

Approximate total area⁽¹⁾

1050 ft²

97.6 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.