Bond Oxborough Phillips

The key to moving home

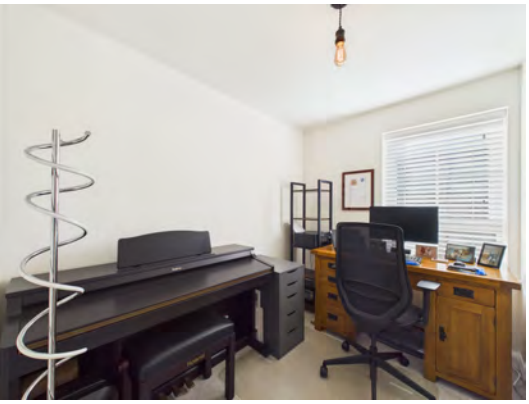
40 Lower Mead
Okehampton
EX20 1XS

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 - £310,000







40 Lower Mead, Okehampton, EX20 1XS.

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

- Three-Bedroom Detached Home
- Purchased New In June 2025
- Overlooking Open Green Space
- Spacious Living Room
- Barratt Silver Plus Ambassador Kitchen
- Quality Flooring Throughout
- Principal Bedroom With En-Suite
- Fitted Wardrobe In Bedroom Two
- Enclosed Rear Garden
- Parking For Two Vehicles
- Solar Panels And EV Charger
- Council Tax Band - D
- EPC - B







Situated in a popular residential area of Okehampton, this attractive modern detached home offers comfortable, energy-efficient living in a convenient location. Overlooking open green space, the property enjoys an appealing outlook that distinguishes it from other homes on the development. Purchased brand new in June 2025, this 16-month-old home is ideal for families, couples or professionals.

Upon entering, a spacious hallway leads into a generously sized living room, providing an inviting space to relax or entertain. Neutral décor creates a light and airy atmosphere, complemented by the original flooring specification included in the reservation. Toronto Pigeon Grey engineered plank flooring features in the hallway, kitchen/dining room and downstairs WC, while Stainfree Decor Cloud flooring is fitted in the lounge, bedrooms and landing.

The well-appointed kitchen/dining room features the Barratt Silver Plus Ambassador kitchen package, modern appliances and ample storage, with plenty of room for a family dining table. Direct access to the rear garden makes this a practical space for everyday living and social gatherings.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while bedroom two includes a fitted wardrobe, providing convenient built-in storage. A family bathroom serves the remaining bedrooms.

Outside, the enclosed rear garden offers space for outdoor dining, entertaining and relaxation. To the side, ample off-road parking accommodates at least two vehicles, complemented by an electric vehicle charging point. Solar panels further enhance the property's energy-efficient credentials, while additional on-street parking is available for visitors.

The property is conveniently positioned for Okehampton's local amenities, including shops, schools, parks and leisure facilities. Okehampton Interchange railway station is also nearby, offering convenient access to rail services and making the property an appealing choice for commuters. Excellent transport links connect to surrounding towns and cities, while the nearby Dartmoor National Park provides wonderful opportunities for walking, cycling and enjoying the outdoors.

Further benefits include an impressive EPC rating of B, Council Tax Band D and the reassurance of remaining warranty protection. Barratt's two-year warranty runs until approximately June 2027, with the ten-year NHBC warranty extending to June 2035, subject to the respective terms and conditions.

Combining modern accommodation, quality flooring, a specified kitchen package, solar panels, EV charging, an attractive outlook over open green space and convenient transport links, this delightful detached home offers an excellent opportunity for buyers seeking a well-presented property in a desirable Okehampton location.

Changing Lifestyles

Okehampton is a thriving market town on the northern edge of Dartmoor National Park in Devon, offering a wonderful blend of countryside charm, local amenities and convenient transport links. Surrounded by beautiful landscapes, the town provides excellent opportunities for walking, cycling and outdoor pursuits, with Dartmoor's picturesque scenery close at hand.

The town offers a variety of shops, supermarkets, cafés, restaurants and leisure facilities, alongside primary and secondary schools, making it an appealing location for families and professionals alike. Okehampton also benefits from Okehampton Interchange railway station, providing rail connections towards Exeter and beyond, while the A30 offers convenient road access to Exeter, Cornwall and the wider South West.

With its welcoming community, historic character and access to the Devon countryside, Okehampton combines the appeal of traditional market-town living with practical everyday conveniences. Whether enjoying the surrounding countryside or exploring the town centre, residents can appreciate a relaxed lifestyle in a desirable West Devon location.











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:

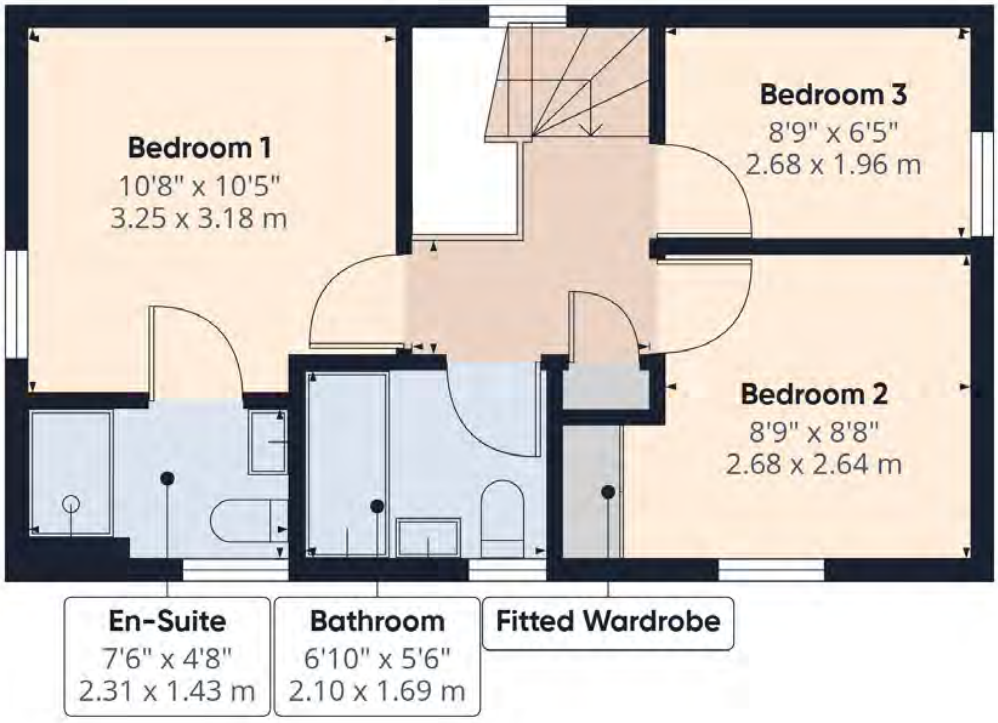


Approximate total area[1]

766 ft²

71.1 m²

Floor 0



Floor 1

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.

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.