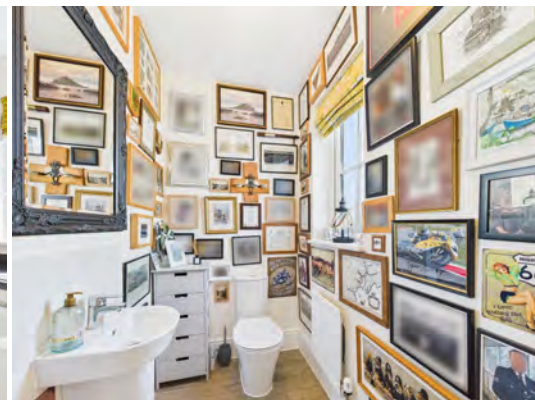


38 Legion Way  
Okehampton  
EX20 1GP



**Guide Price - £415,000**



# 38 Legion Way, Okehampton, EX20 1GP.



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

- Modern Detached Family Home
- Offering Four Bedrooms
- Bright And Contemporary Interiors
- Open-Plan Kitchen, Living And Dining
- Utility Room For Added Convenience
- Family Bathroom & En-Suite
- Separate Living Room Privacy
- Beautifully Landscaped Garden Space
- Ample Off-Road Parking & Garage
- Close Proximity to Local Amenities
- Convenient Transport Links
- Council Tax Band - E
- EPC - B



This stunning four-bedroom home, designed in the popular Cambridge style by Redrow, offers the perfect blend of contemporary living and family comfort. Located in the sought-after Romansfield development, this property provides a spacious and practical layout ideal for modern family life.

Upon entering the property, you're greeted by a light and airy hallway leading to the open-plan kitchen, living, and dining area. This generously sized, multi-functional space is perfect for entertaining or relaxing with family. The kitchen boasts modern fittings, ample storage, and high-quality appliances, creating an ideal environment for both casual dining and gourmet cooking. The adjoining living and dining areas are bright and welcoming, with plenty of room for seating, making this the heart of the home.

In addition to the open-plan space, the property features a separate living room, offering a more intimate setting for quiet relaxation or social gatherings. Whether you need a dedicated area for reading, watching television, or enjoying family time, this additional room provides the versatility you need.

The property benefits from four well-proportioned bedrooms, all offering ample space for family living. The master bedroom is particularly impressive, featuring an en-suite bathroom for added convenience and privacy. The family bathroom, which is both modern and stylish, serves the remaining three bedrooms.

The garden is beautifully landscaped, providing the perfect outdoor space to enjoy throughout the year, whether you're hosting a summer barbecue or simply unwinding in the tranquility of your own private garden.

In addition, the property features a single garage, offering valuable storage space or secure parking. A large driveway provides plenty of off-road parking for multiple vehicles, ensuring that family and guests have ample space to park.

Other notable features of the property include a utility room, providing additional space for laundry and household chores, further enhancing the practicality of the home.

Overall, this beautiful property offers everything a growing family could need, with spacious living areas, modern finishes, and a fantastic location. Don't miss the opportunity to make this home your own.



# Changing Lifestyles

The property is situated towards the eastern edge of the town of Okehampton. The town offers an extensive range of shops, services and facilities. There are three supermarkets (including a Waitrose) a range of nationally and locally owned shops and businesses, together with a modern hospital and leisure centre in the attractive setting of Simmons Park.

There is schooling from infant to sixth form level with the college rated 'Outstanding' by Ofsted. The Dartmoor National Park offers hundreds of square miles of superb unspoilt scenery.

From Okehampton there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Okehampton is particularly attractive with many opportunities for riding, walking and outdoor pursuits.



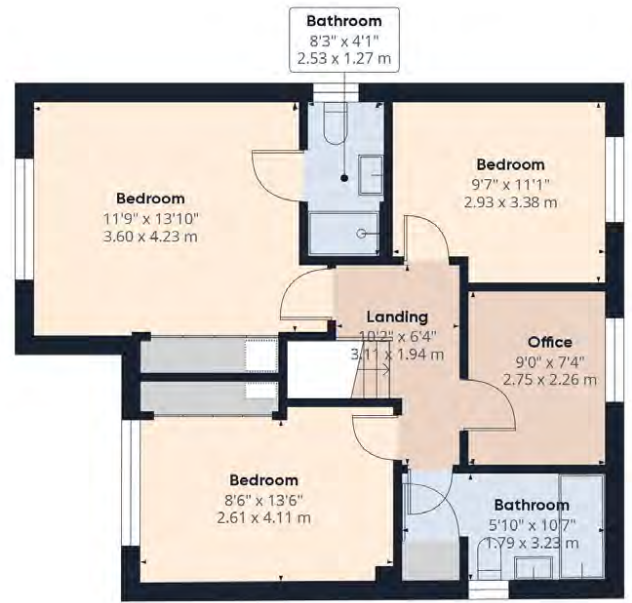
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

1463.35 ft<sup>2</sup>

135.95 m<sup>2</sup>

**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.