



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# 42 De Brionne Heights Okehampton EX20 1WG



BRITISH  
PROPERTY  
AWARDS

2024



SILVER WINNER

ESTATE AGENT  
IN SOUTH WEST  
(CORNWALL & DEVON)



BRITISH  
PROPERTY  
AWARDS

2024

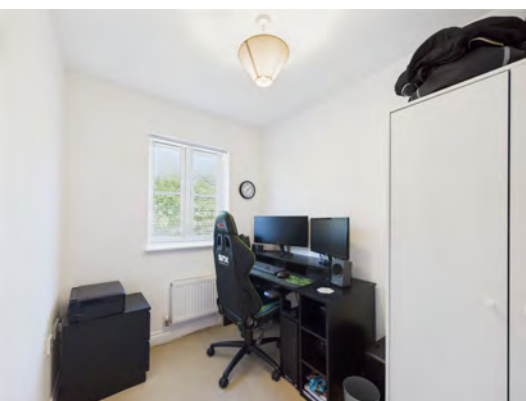


GOLD WINNER

ESTATE AGENT  
IN OKEHAMPTON



## Guide Price - £240,000



Changing Lifestyles

01837 500600



# 42 De Brionne Heights, Okehampton, EX20 1WG.

A superb three bedroom semi-detached home, with generous rear gardens, off-road parking and modern internal accommodation...



- Sought-After Location
- Modern Low-Maintenance Home
- Stylish Open-Plan Kitchen Dining
- Bright Dual Aspect Living Room
- Three Well-Proportioned Bedrooms
- Principal Bedroom With En-Suite
- Landscaped Garden With Decking
- Garage And Driveway Parking
- Easy Access To Town Amenities
- Ideal First-Time Buyer Opportunity
- Fibre Optic Broadband Connectivity
- EPC - C



Nestled within a highly regarded residential development on the eastern edge of Okehampton, this beautifully presented home offers an excellent opportunity for those seeking a modern, low-maintenance lifestyle.

Whether you're a first-time buyer taking your first steps onto the property ladder, an investor searching for a reliable rental, or simply looking to enjoy the convenience of town living with easy access to countryside walks and local amenities—this home delivers on all fronts.

Constructed in recent years, the property enjoys a fresh, contemporary feel throughout, with well-proportioned living space arranged across two levels. Upon arrival, steps lead to the front entrance, where a welcoming hallway provides access to a cloakroom and the main reception areas. To the front, the living room enjoys a comfortable layout and a calming neutral palette, ideal for relaxing with family or friends. The rear of the home features an open-plan kitchen/dining room, with ample worktop space and modern units. Patio doors open directly onto the low-maintenance rear garden, ideal for hosting in warmer months or enjoying an al-fresco meal.



Ascending to the first floor, the landing gives access to three well-sized bedrooms. The principal bedroom enjoys the luxury of an en-suite shower room, while a stylish family bathroom serves the remaining rooms. Each space has been thoughtfully finished to create a comfortable, move-in-ready environment.

To the rear, the garden is a particular highlight, having been carefully landscaped to provide a peaceful, low-maintenance space. A mix of decking, lawn, and a raised patio seating area offers various spots to unwind, dine, or entertain, all enclosed by fencing for added privacy. A pedestrian door offers direct access to the garage, while a wooden gate to the side allows for additional rear entry.

Practicality is a key feature here, with an attached garage and driveway providing off-road parking. Located just moments from the town centre, with a wide range of shops, schools, and transport links close at hand, this home is perfectly placed to balance modern convenience with the charm of living near Dartmoor's wild landscape.

This is an excellent opportunity to secure a stylish, well-positioned home in one of Okehampton's most sought-after neighbourhoods.



# Changing Lifestyles

The property enjoys a convenient position on the eastern edge of Okehampton, a thriving town on the edge of Dartmoor National Park. Okehampton offers a wide range of amenities, including three supermarkets, one of which is Waitrose, a mix of national and independent retailers, and a modern hospital and leisure centre set within the scenic Simmons Park.

The town provides education from infant to sixth form, served by Okehampton College, the primary school, and the modern St James C of E Primary. Dartmoor National Park is right on the doorstep, offering miles of unspoilt moorland ideal for walking, riding, and other outdoor pursuits. Excellent transport links are available via the A30, which offers direct access to Exeter and beyond, where you'll find the M5 motorway, mainline railway services, and Exeter International Airport. The surrounding countryside is particularly attractive, making Okehampton a popular base among those seeking both convenience and access to nature.



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<sup>(1)</sup>**

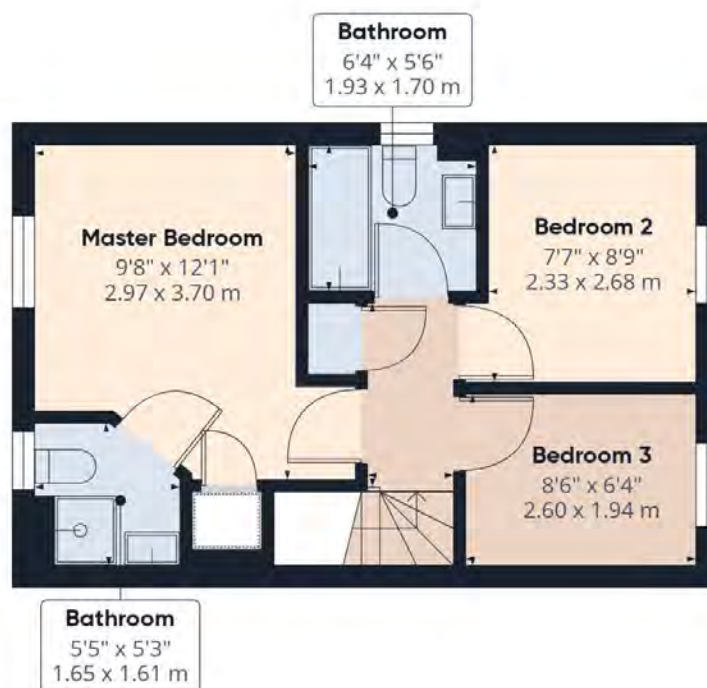
875.32 ft<sup>2</sup>

81.32 m<sup>2</sup>

**Reduced headroom**

11.34 ft<sup>2</sup>

1.05 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.