



Bond
Oxborough
Phillips

Changing Lifestyles

Dumnonii

Folly Gate

EX20 3AA



BRITISH
PROPERTY
AWARDS

2024



SILVER WINNER

ESTATE AGENT
IN SOUTH WEST
(CORNWALL & DEVON)



BRITISH
PROPERTY
AWARDS

2024

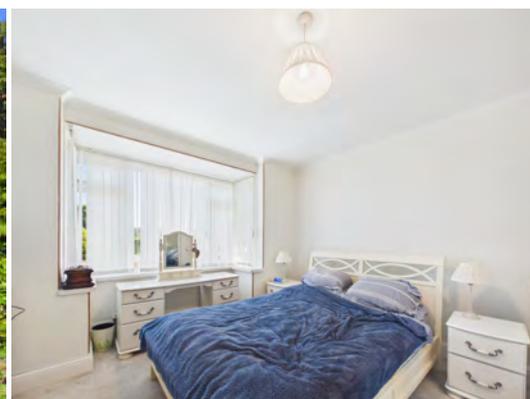


GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



O.I.E.O - £375,000



Changing Lifestyles

01837 500600

Dumnonii, Folly Gate, EX20 3AA



A wonderful three bedroom detached bungalow, offering spacious living throughout and breathtaking views over the surrounding landscape...

- Spacious Detached Bungalow
- Offering Three Bedrooms
- Impressive Living/Dining Room
- Modern Kitchen
- Two En-suite Shower Rooms
- Active Woodburner
- Far Reaching Views
- Generous Off-Road Parking
- Immaculate Rear Garden
- Conservatory
- EPC - TBC



This wonderful, detached bungalow is situated within a large, private plot on the outskirts of the quaint village, Folly Gate. As a result of being located within close proximity to the nearby market town Okehampton, stunning views of Dartmoor and surrounding countryside are in abundance.

Upon approach, you are greeted by a centralised front garden with off-road parking arrangements available to both sides of the property. The well-established stone boundary wall is a noticeable feature, alongside mature shrubs, and a beautiful array of flowers on display.

Initial entry into the bungalow leads you into the bright and spacious entrance hall. Located to the front of the property are the two larger bedrooms, both benefiting from practical en-suite shower rooms. As we continue, you have further offerings of the third bedroom and family bathroom. All areas boasting modern & neutral décor throughout.



To the rear of the property, you have the heart of the home, the living/dining room. Alongside the generous floor space and warming log burner, you have expansive panoramic views ranging far and wide over the rolling Devonshire countryside.

The property also boasts having a large kitchen, offering plentiful worktop space, and room for all of those essential household appliances. Adjoining to the kitchen you have a charming conservatory which is currently used for a breakfast room, again to enjoy the spectacular views.

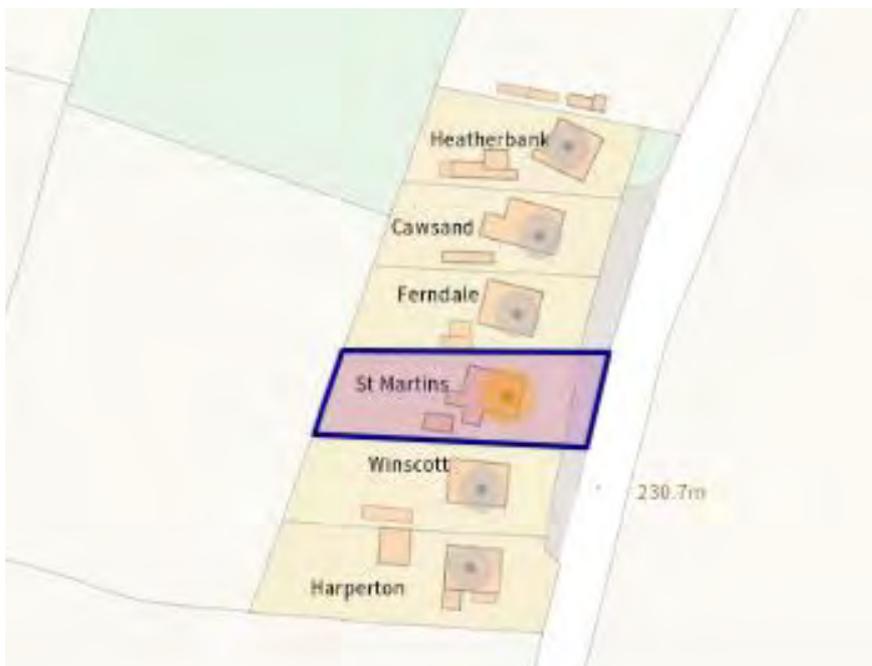
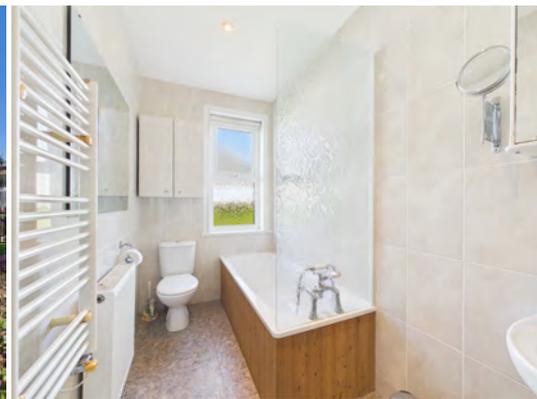
The rear garden is one of the unique attributes of the bungalow, featuring weaving graveled pathways, immaculate presentation, and integrated water feature. Surrounded by well-established flower beds, you are persuaded to continue to the end of the garden where there is a private and peaceful paved area.

Due to the versatile layout and design, there is the potential to expand the living accommodation into the current loft space, a factor multiple neighbours have taken advantage of. An extra bedroom or private office space could be created. (STP)

Changing Lifestyles

Folly Gate is located on the edge of Okehampton, a short distance from the desirable Dartmoor and offers a wide range of amenities including a swimming pool complex, several supermarkets, primary and secondary schools, golf course and a variety of local sports clubs. The Cathedral and University City of Exeter is within 32 miles with its intercity rail and motorway links,

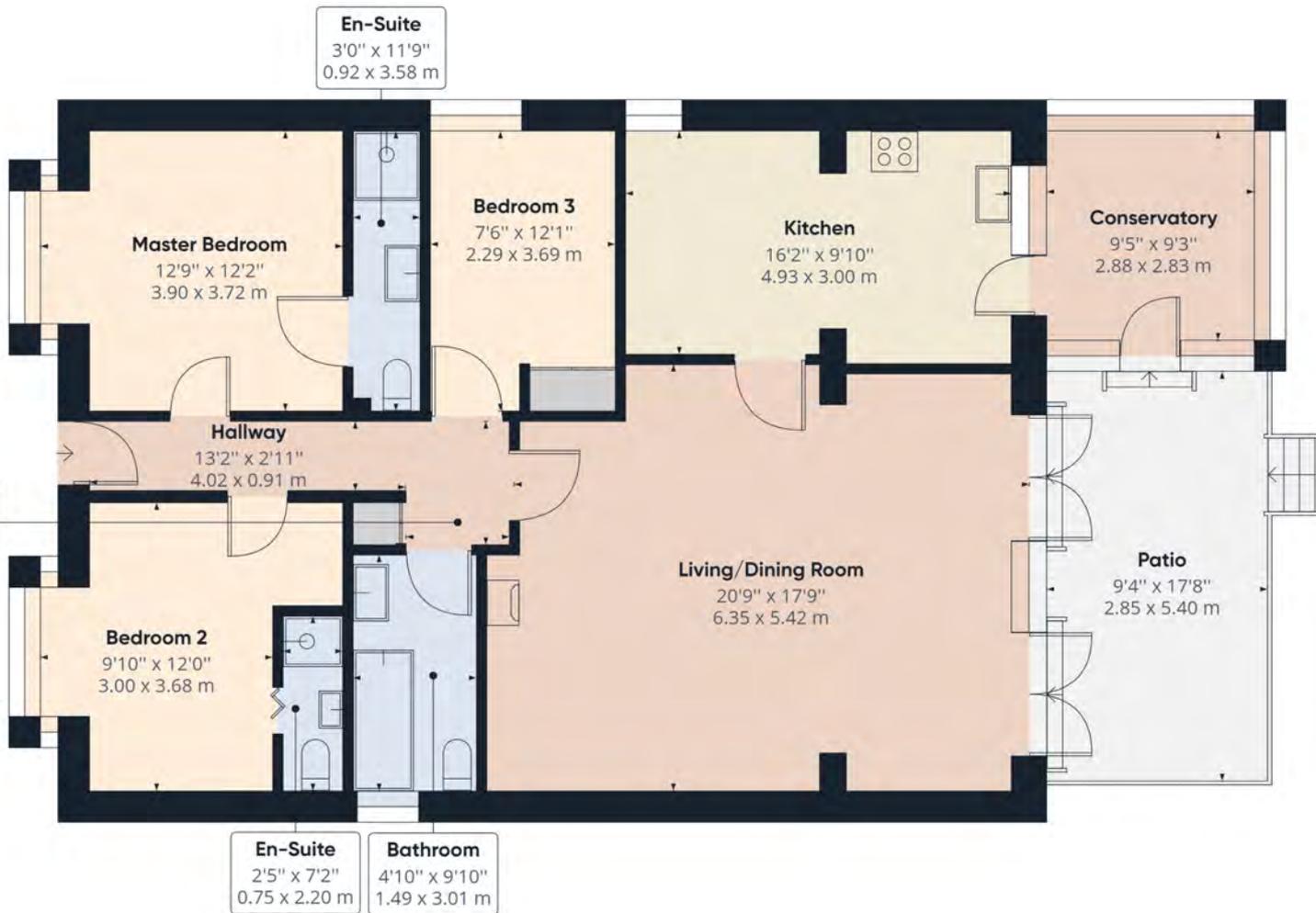
whilst the market town of Holsworthy is some 15½ miles. Bude and the North Cornish Coast are some 25 miles and Torrington and the acclaimed RHS Gardens are also some 15 miles distant.



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⁾

1194.19 ft²
110.94 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.