



Bond
Oxborough
Phillips

Changing Lifestyles

18 Townland Rise
Petrockstowe
Okehampton
Devon
EX20 3PQ

Asking Price: £459,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

18 Townland Rise, Petrockstowe, Okehampton, Devon, EX20 3PQ

- Detached Home
- Village Location
- Four/Five Bedrooms
- Three Bathrooms (Two En-suites)
- Well Presented Interior
- Double Garage
- Off Road Parking
- Enclosed Garden
- EPC: C
- Council Tax Band: D



Nestled in the charming village of Petrockstowe, this modern detached house offers a serene retreat for a family seeking a peaceful abode. Boasting four double bedrooms, this property exudes a bright and homely atmosphere, with spacious interiors that are well-maintained and thoughtfully designed for modern living. The house is perfectly positioned to enjoy natural light throughout the day, creating a warm and inviting ambiance. Outside, a well-kept garden provides a tranquil outdoor space, ideal for relaxation or al fresco dining. Parking is made easy with space for multiple cars along with a double garage on the property.

From the first moment of entering the home, the sense of space and light feels apparent. The wide hallway takes advantage of natural light flowing down from the upstairs landing as well as granting access to the office/bedroom, lounge/diner, downstairs toilet and kitchen whilst also drawing in their natural light. The office is a versatile space proving an option for a multiple of usages, potentially even a fifth bedroom should this be required. The lounge/diner has dual aspect windows, the front being east facing and looking down the road out towards the distant countryside, and the rear floor to ceiling windows either side of the French doors looking out to the west and onto the garden. This allows the sun to stream in from morning to evening. The room stretches just over 25 feet in length allowing plenty of space for all the family and your furniture. The open fire produces a cosy atmosphere during those colder evenings. The kitchen sits to the rear of the home, fully equipped with a range of cupboards, worktop space, a one and a half bowl sink that is sat below the window and looks out over the rear garden, a built in dishwasher and microwave. All this and the kitchen still allows space for a breakfast table.



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Still looking for more? A utility room sits off the kitchen with yet more storage space and a home for your washing machine and tumble dryer. A side door gives another exit out to the garden. To finish off downstairs, the home takes advantage of a must have for most buyers, a toilet with wash basin.

Upstairs comprise of four double bedrooms, three bathrooms (two of which are en-suite shower rooms) and the airing cupboard. Bedroom one and two sit to the rear of the home both taking advantage of an en-suite shower room and built in storage. Bedroom three and four are to the front of the home with both benefitting from a distant countryside view. The family bathroom is again to the rear with bath, toilet and wash basin with vanity unit below.

The garden wraps around the left side of the home and out onto the back. This is a garden you know the current owners are big gardeners. From the array of colourful flowers to the side, past the fruit plants and to the small pond surrounded by even more well-kept flowers, this is perfect for those looking to keep busy in the garden. If not, then even better, you can utilise the garden to how you want it and enjoy even more usable space. Whether you want a place to host family and friends to indulge in some alfresco dining, sunbathe in the Devon sun or a spot to run around with the children, you will have the opportunity here. The garden benefits from side access taking you back to the parking and garage. The double garage is a haven for anyone needing a workshop, lots of storage or a place to keep your car secure.

This home is a true gem, offering a perfect blend of comfort and style in a sought-after location. Don't miss the opportunity to make this your new home.

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The vendor informs us that the property is thought to be constructed of block and brick under a slate tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Air Source Heat Pump.

Mains water - Mains electric - Mains drainage - Landline telephone.

Broadband coverage: Superfast available up to 80mbps (information taken from Ofcom checker)

Mobile phone coverage: Available onsite (see Ofcom checker for further information)



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Floorplan



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Plan produced using PlanUp.

Directions

From Torrington town centre proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton. After approximately 7 miles, passing through the village of Merton - take the first right hand turning - signposted Petrockstowe/Shebbear. Continue on this road all the way into the village (passing the Tarka Trail on your left) and at the crossroads turn left onto Rectory Rise. Continue along the road bearing right and just after passing Chapel Close on your right hand you will see Townland Rise on your left hand side just before the village hall. After turning into Townland Rise, number 18 will be found on your right hand side.

What3Words - ///bonkers.companies.farms

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.

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We are here to help you find and buy your new home...

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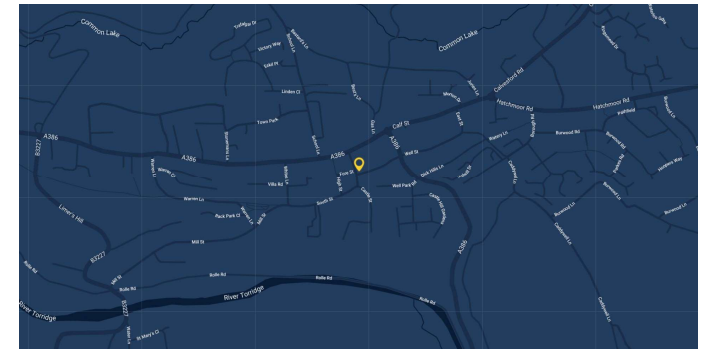
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