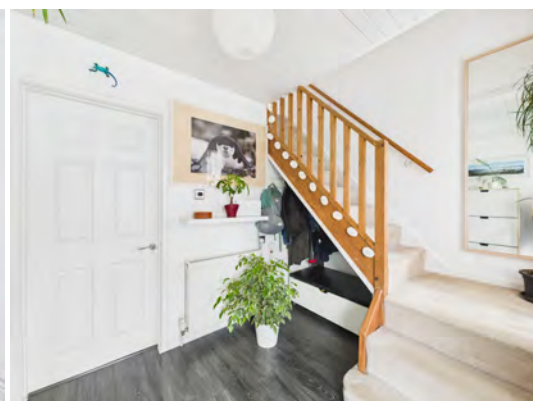




# 19 Simmons Way Okehampton EX20 1PY



**Guide Price - £220,000**





# 19 Simmons Way, Okehampton, EX20 1PY.

An end of terrace home situated within a short distance of Okehampton, boasting off street parking, a spacious garden and an array of nearby local amenities...



- Charming End-Terrace Home
- Spacious Bright Reception Rooms
- Well-Equipped Functional Kitchen
- Versatile Second Living Area
- Light-Filled Inviting Entrance Hall
- Generous Double Bedroom Spaces
- Contemporary Bathroom Suite
- Private Off-Street Front Parking
- Peaceful Rear Garden
- Prime Central Okehampton Location
- Convenient Walk-To-Everything
- Council Tax Band - B
- EPC - TBC



Delightful Two-Bedroom End-Terrace Home in Prime Okehampton Location

Located within walking distance of Okehampton town centre, this charming two-bedroom end-terrace property offers spacious accommodation, modern comforts, and an excellent outdoor space – ideal for a wide range of buyers, from first-time homeowners to downsizers or investors seeking a well-located, low-maintenance home.

The property opens into a light-filled entrance hallway, creating a warm and welcoming first impression. The ground floor boasts two generously proportioned reception rooms. The main sitting room is particularly bright, thanks to large windows that allow plenty of natural light to fill the space. Adjacent to this is a versatile additional living room that could serve a range of purposes, such as a dining area, home office, or hobby space, depending on your needs.

The modern kitchen is well-equipped with quality units and fittings, offering ample workspace for keen cooks and families alike. A utility room located just off the kitchen adds convenience and helps keep everyday living organised. The overall layout is both functional and adaptable, perfect for comfortable day-to-day living.

Upstairs, the property comprises two generous double bedrooms, each offering excellent space for furnishings and storage. The contemporary family bathroom suite is attractively finished and features modern fittings, including a bath with shower, wash basin, and toilet.

Externally, the home truly comes into its own. The spacious rear garden offers a peaceful retreat, ideal for entertaining, gardening or simply unwinding outdoors. It features a wildlife friendly garden and a pond, thoughtfully designed to attract birds, pollinators and other native wildlife. There are two sheds, including one that is large and insulated, providing versatile options for storage, hobbies or home office use. Additionally, two greenhouses offer excellent scope for growing plants and vegetables throughout the year. To the front, the property benefits from private off street parking for two cars, a valuable asset in such a central location, while street parking is also available for guests.

As an end-terrace, the property enjoys greater privacy and extra natural light compared to mid-terrace homes. The location is highly desirable—within easy reach of Okehampton's shops, cafes, schools, parks, and transport links, offering convenience while still enjoying the beauty of nearby Dartmoor National Park.

This well-maintained home combines character, practicality, and a superb location to offer excellent value. Whether you're seeking your first home, looking to downsize, or investing in a solid buy-to-let opportunity, this property ticks all the boxes.





# Changing Lifestyles

Nestled on the northern edge of Dartmoor, Okehampton is a charming Devon market town that combines rural beauty with modern conveniences. Known as the "Gateway to Dartmoor," Okehampton offers a vibrant community atmosphere surrounded by rugged moorland and scenic countryside, perfect for nature lovers and outdoor enthusiasts.

The town itself boasts a range of amenities, including independent shops, cafes, and a historic market, as well as larger supermarkets and leisure facilities. The nearby Dartmoor National Park provides endless opportunities for hiking, cycling, and exploring, with stunning views and a wealth of wildlife.

Okehampton also has excellent local schools, a community hospital, and a strong sense of local pride. With easy access to Exeter and the A30, the town blends the tranquility of rural life with the convenience of city connections. For those seeking a balance between countryside charm and modern amenities, Okehampton offers an ideal lifestyle with the wild beauty of Dartmoor right on its doorstep.



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>**

1000 ft<sup>2</sup>  
92.9 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>  
0.9 m<sup>2</sup>

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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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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.