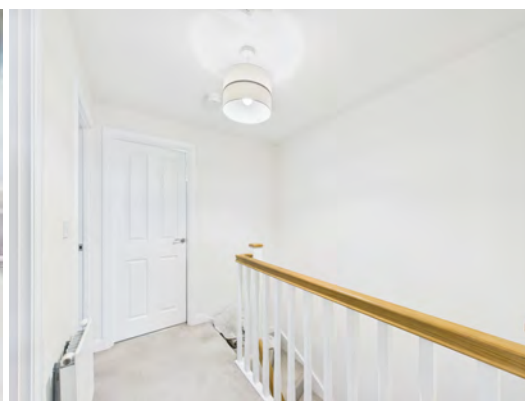




34 Nexus Way
Okehampton
EX20 1XP



Guide Price - £255,000



Changing Lifestyles

01837 500600

34 Nexus Way, Okehampton, EX20 1XP

This modern three-bedroom semi-detached home, built by Barrett Homes and only 18 months old, offers contemporary, low-maintenance living with the reassurance of the remaining NHBC warranty.



- Modern Three-Bed Home
- 18 Months Old
- NHBC Warranty Remaining
- Built By Barrett Homes
- Bright Living Room
- Modern Kitchen/Diner
- Downstairs Cloakroom
- Two Double Bedrooms
- Versatile Third Bedroom
- Stylish Family Bathroom
- Enclosed Rear Garden
- Council Tax Band - C
- EPC - B



This contemporary three-bedroom semi-detached house, located on a popular modern development in Okehampton, offers an exceptional opportunity to secure a high-quality home that is only 18 months old and still covered by its NHBC warranty. Built by the reputable Barrett Homes, the property combines energy-efficient construction with a well-designed internal layout, making it an ideal choice for first-time buyers, families, or those seeking a low-maintenance, move-in-ready home close to Dartmoor and the town's excellent amenities.

Upon entering, you are welcomed into a bright hallway that sets the tone for the home's clean, modern finish. To the front is a useful cloakroom, fitted with a contemporary white suite—perfect for guests and day-to-day convenience. The hallway leads through to a generous living room, a comfortable and versatile space featuring a large front-facing window that allows plenty of natural light to fill the room. This is a superb area for relaxing, entertaining, or enjoying family time.

To the rear of the property is the impressive kitchen/dining room, finished to a high standard with modern cabinetry, integrated appliances, and ample worktop space. Its open-plan layout provides an excellent social hub, with French doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Whether hosting summer barbecues, watching children play, or simply enjoying the privacy of the garden, this space is designed with everyday functionality in mind.



Upstairs, the property offers three well-proportioned bedrooms. Bedroom One is a comfortable double positioned at the front of the house, providing a peaceful retreat. Bedroom Two, another generous double, overlooks the rear. Bedroom Three is a well-sized single, ideal for a child's room, guest room, home office, or nursery. All bedrooms are served by a stylish family bathroom featuring a modern three-piece suite, including a bath with shower over.

Externally, the property benefits from an enclosed rear garden that offers scope for landscaping or personalisation. To the front, the house enjoys parking, contributing to the practical appeal of this modern home.

As an 18-month-old Barrett Homes property, the house benefits from the balance of its 10-year NHBC warranty, offering reassurance to purchasers and supporting the long-term value of the home. The development itself is well-regarded, with neatly maintained communal areas and easy access to Okehampton's shops, schools, cafes, and leisure facilities. The A30 is just minutes away, providing quick and convenient links to Exeter and the wider region.

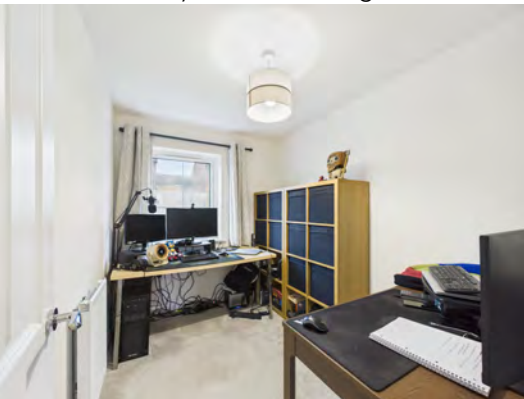
Thoughtfully designed, energy efficient, and immaculately presented, this three-bedroom semi-detached house is a fantastic opportunity to secure a nearly-new home in one of West Devon's most sought-after market towns. Early viewing is strongly recommended.

Changing Lifestyles

Nestled on the northern edge of Dartmoor, Okehampton is a charming Devon market town that blends rural beauty with modern convenience. Often called the "Gateway to Dartmoor," it is surrounded by rugged moorland and rolling countryside, making it a haven for nature lovers and outdoor enthusiasts.

The town offers a vibrant community atmosphere and a wide range of amenities. Alongside independent shops, cosy cafés, and a historic market, Okehampton also has several supermarkets including a Waitrose. The recently reopened Okehampton railway station offers direct train services to Exeter, connecting residents and visitors to the wider region with ease.

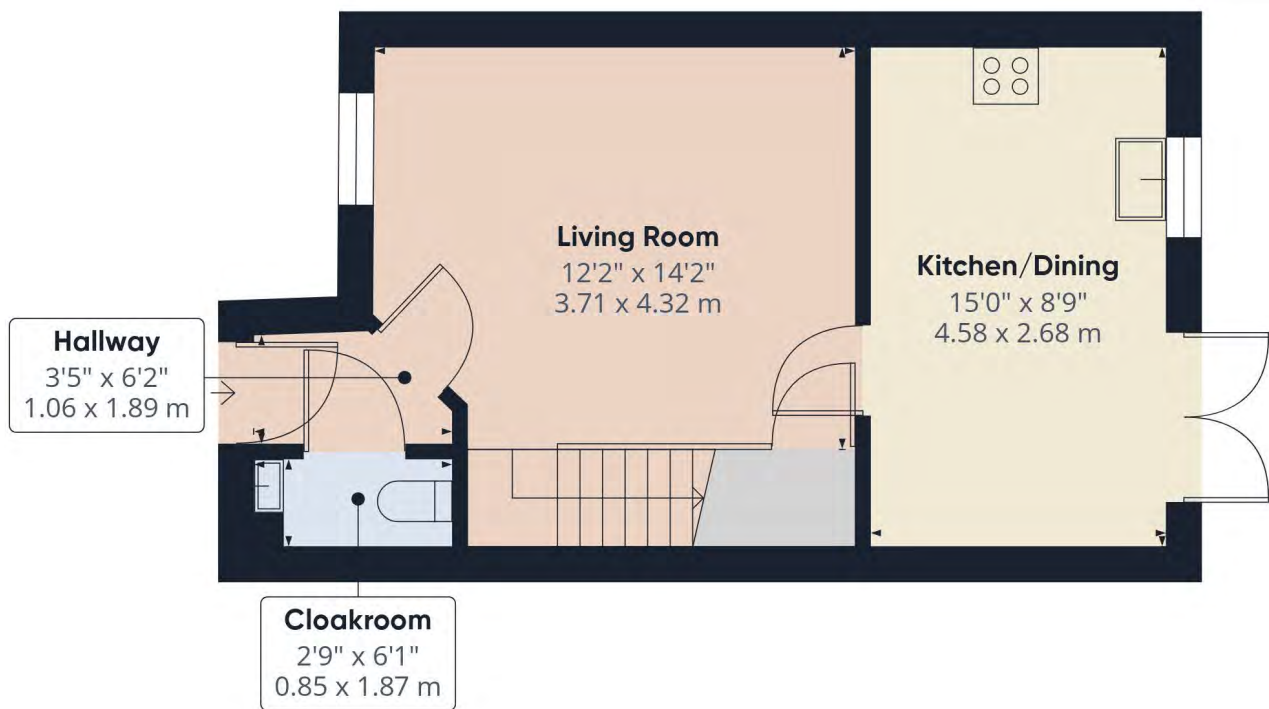
Okehampton also has excellent local schools, a community hospital, and a strong sense of local pride. With easy access to Exeter and the A30, the town blends the tranquility of rural life with the convenience of city connections. For those seeking a balance between countryside charm and modern amenities, 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:

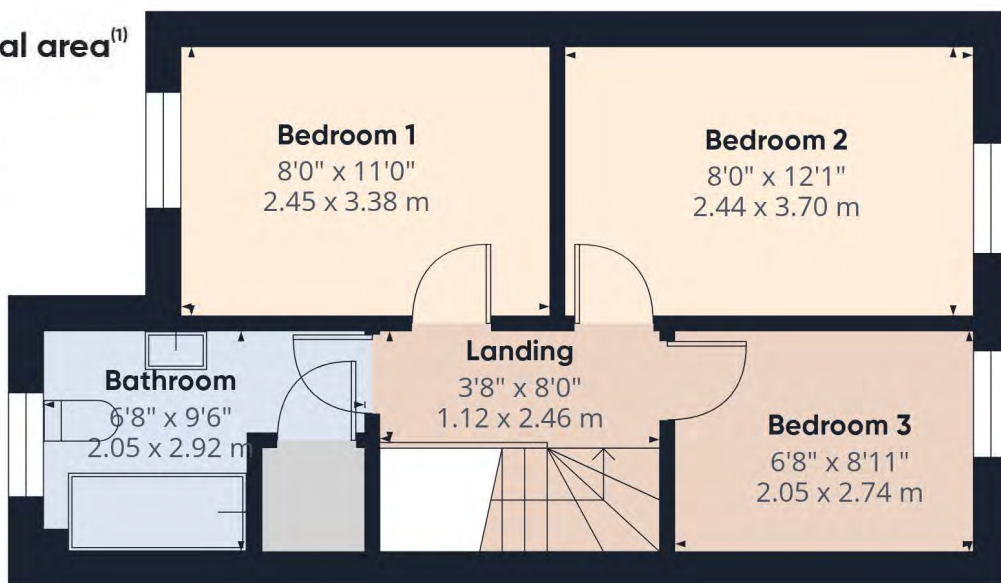




Floor 0

Approximate total area⁽¹⁾

713 ft²
66.3 m²



Floor 1

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.

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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.