



Bond
Oxborough
Phillips

Changing Lifestyles

2 Kempley Road
Okehampton
EX20 1DS



BRITISH
PROPERTY
AWARDS

2024

★★★★★

SILVER WINNER

ESTATE AGENT
IN SOUTH WEST
(CORNWALL & DEVON)



BRITISH
PROPERTY
AWARDS

2024

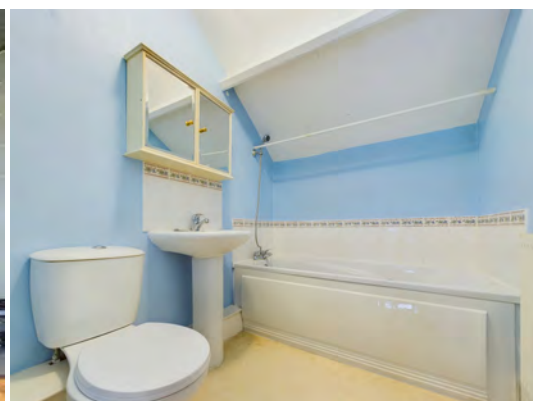
★★★★★

GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £185,000



Changing Lifestyles

01837 500600

2 Kempley Road, Okehampton, EX20 1DS.

A charming mid-terraced stone built home, boasting accommodation dispersed over three levels, all whilst being positioned only moments from the town centre, convenient transport links and local hotspots...



- Established Mid-Terrace Home
- Built Circa. 1890
- Previous Cobblers Home
- Accommodation Over Three Levels
- Offering Two Bedrooms
- Cosy Living Area & Sunroom
- Off-Road Parking to the Frontage
- First Home/Investment Opportunity
- Mains Gas Central Heating
- No Onward Chain
- Council Tax Band - B
- EPC - E



Are you looking for your first home or aiming to grow your rental portfolio? This mid terraced property on Kempley Road offers a practical layout, convenient access to Okehampton town centre, Simmons Park, and the recently reinstated railway station, making it suitable for a range of buyers and tenants.

Number two provides a good balance of traditional features and everyday functionality. The stone fronted exterior presents well from the roadside and the driveway allows for off road parking behind an iron cast gate. The property is ready to move into, with only light decorative updates needed for those who wish to personalise the interior.

The entrance leads into the sunroom, which works well as a small seating area or a dining space, depending on requirements. This flows into the main living room which measures approximately 15sqft and offers a simple, comfortable layout for day to day use.

The kitchen sits next to the living room and includes white storage units, space for an appliance, and additional wall space that could be adapted or extended in the future. There is also a useful storage cupboard beside the rear door. From here, you can access the covered external storage area which provides a sheltered space for bicycles, bins, or other items that are better kept outside but protected.

On the first floor you will find a well sized double bedroom along with the first bathroom. This provides a practical arrangement for single occupants, couples, or tenants sharing the property. The top floor contains a second double bedroom and a further bathroom, offering flexibility for those who require two full sleeping spaces or who want a dedicated guest room or home office. The upper bedroom includes hardwood flooring, built in storage, and a dormer window which brings in natural light throughout the day.

Overall, this is a straightforward and well located property that will appeal to buyers looking for convenience, low maintenance living, and proximity to key local amenities. It also represents a sensible investment opportunity thanks to its layout and transport connections. The home is available with no major works required, giving new owners a strong starting point with the option to update and improve over time.



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The property is situated centrally within the market town of Okehampton. The town offers an extensive range of shops, services and facilities. There are three supermarkets (including a Waitrose) a range of nationally and locally owned shops and businesses, together with a community medical centre and extensive array of leisure facilities, from rugby, football, 18-hole golf and swimming

There is schooling from infant to sixth form level, provided by the established college, primary school and modern St James CofE primary facility. The Dartmoor National Park offers hundreds of square miles of superb unspoilt scenery.

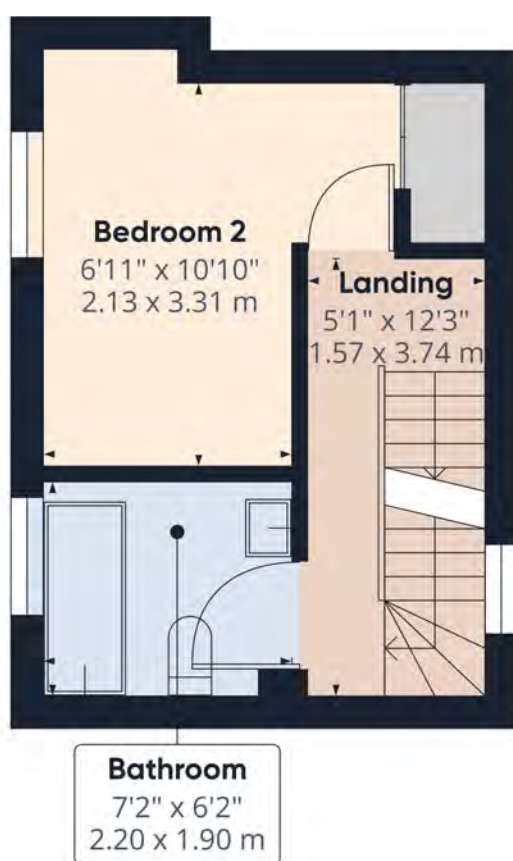
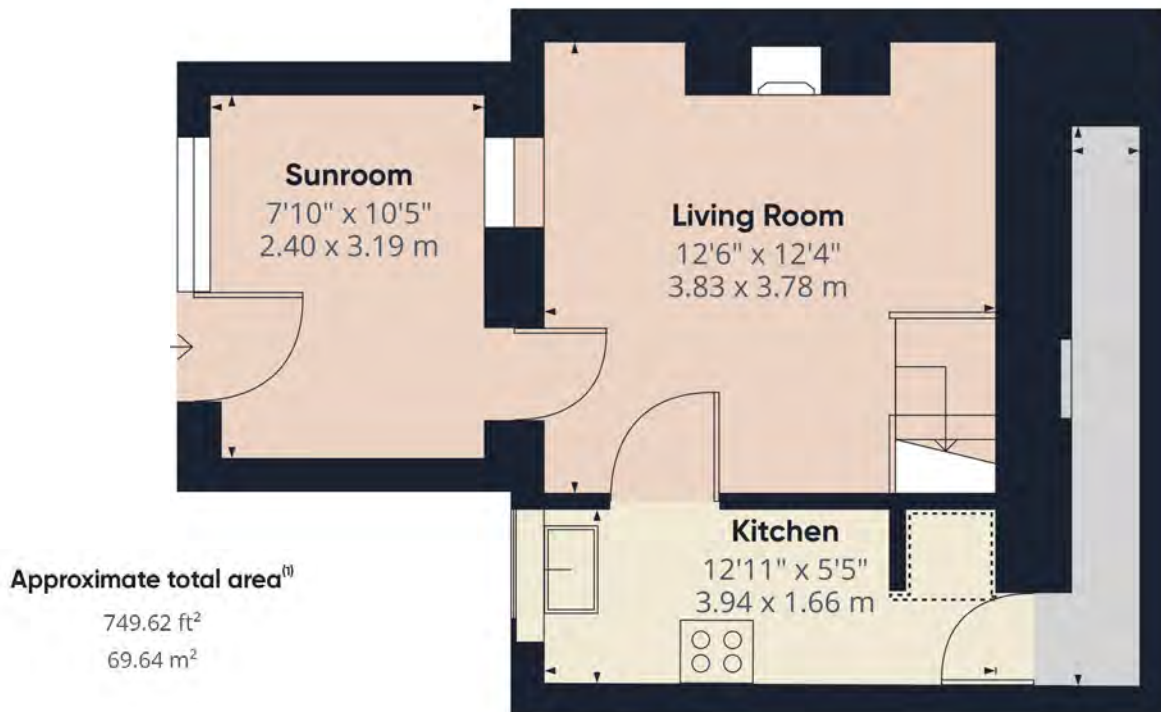
From Okehampton there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Okehampton is particularly attractive with many opportunities for riding, walking and outdoor pursuits.



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:





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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.

Please let us
know how we
are doing;

