



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



Nestled along the charming Kempley Road, this delightful mid-terraced residence offers a perfect blend of traditional character and contemporary comfort. Ideally located, it provides easy access to Okehampton's bustling town centre, the picturesque Simmons Park, and the recently reinstated railway station, making commuting and leisure travel effortless. The home is set within a welcoming neighbourhood, offering both convenience and a sense of community.

Number 2 exudes timeless charm, beginning with its appealing stone-fronted exterior. The property benefits from a front driveway, allowing off-road parking behind an iron cast gate, a practical feature in such a central location. Ready for immediate occupancy, the home requires minimal adjustments, giving the next owner a fantastic opportunity to add personal touches throughout the décor and make it their own.

On entering through the sunroom, a versatile space that could serve as a cozy sitting area or an informal dining zone, you are immediately greeted by a sense of light and openness. The sunroom flows seamlessly into the living room, spanning 151 square feet, offering a comfortable and welcoming space to relax or entertain. Adjacent to the living room, the kitchen provides practical functionality with white storage units, space for essential appliances, and additional wall space for personal organisation. Beyond the kitchen, a cleverly designed concealed storage area sits beside the rear door, leading to a covered external storage space. This practical area is ideal for bicycles, recycling bins, or anything else you wish to keep tucked away from view.



Upstairs, the first floor houses a generously proportioned double bedroom along with the first of two bathrooms, offering a comfortable and private retreat. The top floor reveals another substantial double bedroom accompanied by the second bathroom. This second-floor bedroom is particularly inviting with beautiful hardwood flooring and a dormer window that floods the space with natural light, creating a warm and airy atmosphere.

Overall, this property perfectly balances character, comfort, and practicality. Its convenient location, thoughtful layout, and ready-to-move-in condition make it a rare find on Kempley Road. Whether you are seeking a central base with excellent transport links or a home to put your own stamp on, number two provides a welcoming and versatile environment that is ready to be enjoyed from day one.

Changing Lifestyles

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:

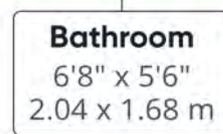
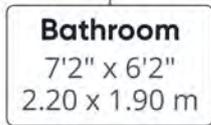




Approximate total area⁽¹⁾

749.62 ft²

69.64 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.

PLEASE NOTE:
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;

