

# 2 Little Marsh Road Okehampton EX20 1GA



**Guide Price - £242,500**





# 2 Little Marsh Road, Okehampton, EX20 1GA.

A modern semi detached home offering three bedrooms, a generous rear garden, driveway parking and convenient access to local shops, schools and transport links...



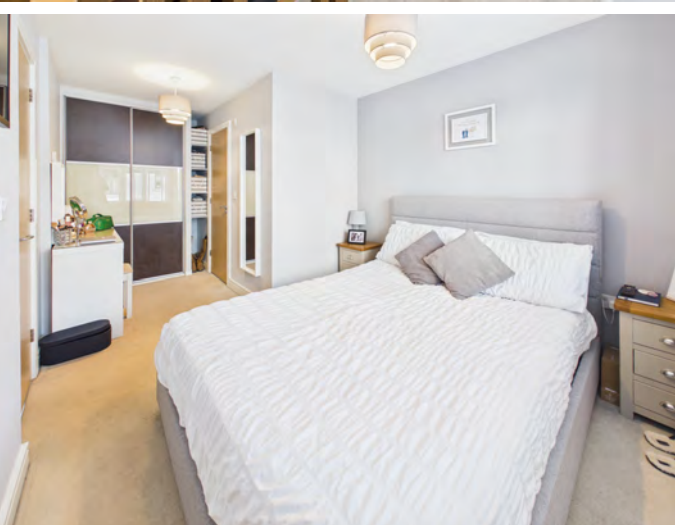
- NO ONWARD CHAIN
- Modern Multi Level Family Home
- Largest Garden Plot Available
- Driveway Adjacent To Entrance
- Bright South Facing Garden
- Spacious Kitchen Dining Room
- Generous Living Room Space
- Patio Doors To Garden
- Principal Bedroom With Ensuite
- Flexible Home Office Option
- Enclosed Garden With Access
- Council Tax Band - C
- EPC - B



How does a modern family home offering versatile living accommodation arranged over multiple levels, combined with the largest garden plot in the development and tasteful décor throughout, sound? Simply put, this is a home that balances practicality with style and space in equal measure.

Approached via a driveway positioned immediately adjacent to the front door, convenience is evident from the outset. After a long day, the ease of stepping straight inside without compromise is something rarely appreciated until it is experienced. The entrance hallway sits centrally within the home, providing a natural flow to the principal rooms. To the right is the kitchen dining room, to the left a useful cloakroom, while the staircase ahead leads seamlessly through the home.

The kitchen dining room is well proportioned and rectangular in shape, thoughtfully arranged with built in units and integrated appliances. There is ample space to accommodate a family dining table, creating a welcoming environment for everyday meals or relaxed entertaining. The room feels practical yet inviting, perfectly suited to modern family living.



Ascending to the next level, the living room offers generous proportions with flexibility to accommodate a wide range of furniture layouts. Abundant wall space allows for personalisation, while patio doors open directly onto the rear garden. These doors flood the room with natural light, enhanced further by the near south facing orientation, creating a bright and uplifting space throughout the day.

The bedroom accommodation is equally impressive. The principal bedroom occupies its own level and benefits from a private en suite shower room, providing a calm and comfortable retreat. A well appointed family bathroom is also located on this floor. The upper level completes the accommodation, housing a generous double bedroom and a third bedroom currently utilised as a home office and dressing room, ideal for those seeking flexibility for home working or guest accommodation.

Outside, the enclosed rear garden is a standout feature. Enjoying a near south facing aspect, it is predominantly laid to lawn and offers excellent space for children, pets or outdoor entertaining. A patio area sits directly outside the living room, perfect for al fresco dining. There is also discreet rear access to the driveway, providing a practical solution for bin storage neatly tucked out of sight.

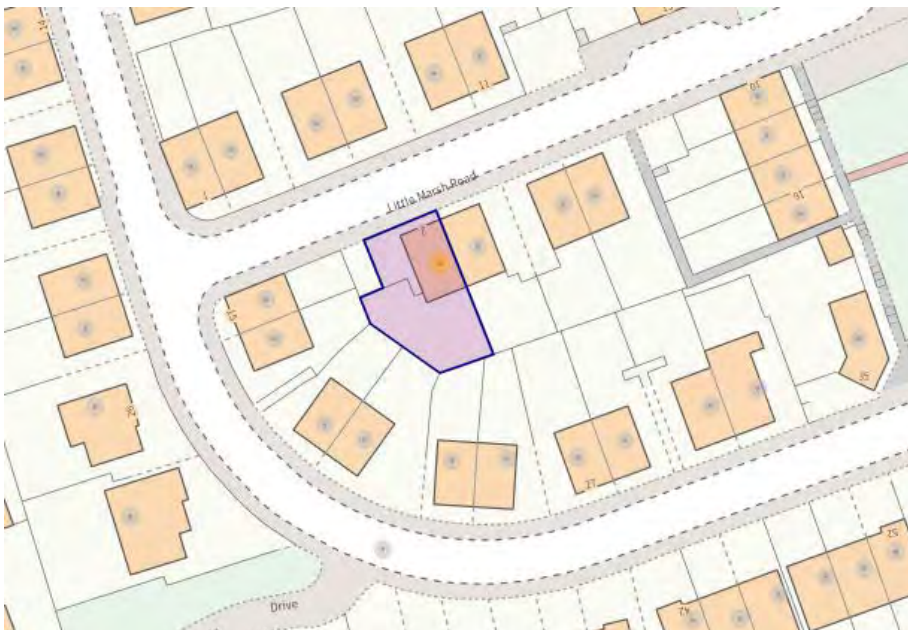


# Changing Lifestyles

The property is situated towards the eastern edge of Okehampton town, within the ever so popular Meldon Fields development. 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:



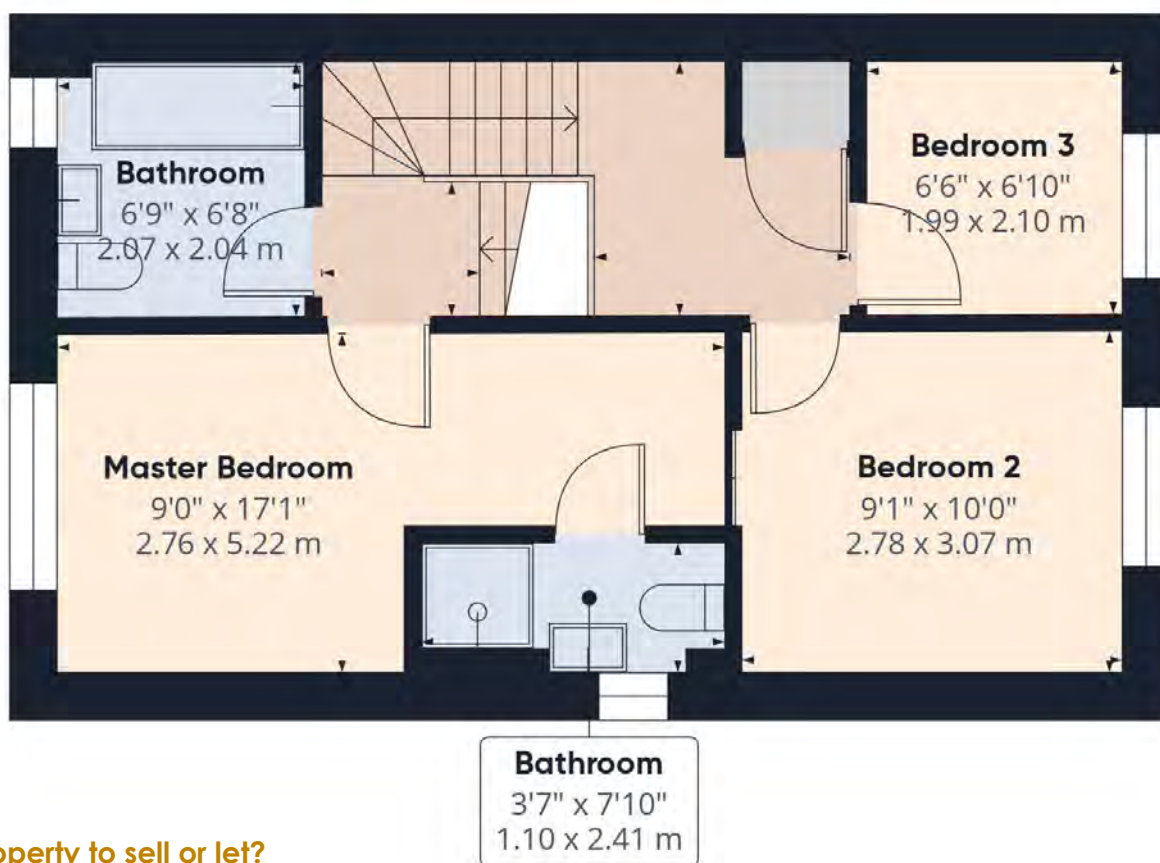


Approximate total area<sup>(1)</sup>

844 ft<sup>2</sup>

78.5 m<sup>2</sup>

Floor 0



## 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;

