



26 Upcott Valley
Okehampton
EX20 1UY



Guide Price - £335,000



26 Upcott Valley, Okehampton, EX20 1UY.



A detached family home situated just outside Okehampton town centre, boasting three bedrooms, an enclosed rear garden, ample off-road parking and an array of nearby local amenities...

- Modern Detached Family Home
- Offering Three Bedrooms
- Contemporary Kitchen/Dining Room
- Family Bathroom & En-Suite
- Spacious Living Room
- Enclosed Rear Garden
- Ample Off-Road Parking & Garage
- Close Proximity to Local Amenities
- Convenient Transport Links
- Open Plan Living
- Bright Features Throughout
- Council Tax Band - D
- EPC - D



Situated just outside the vibrant town centre of Okehampton, this modern detached family home offers an exceptional opportunity to enjoy spacious living in a highly convenient location. Thoughtfully designed with comfort and practicality in mind, the property combines contemporary style with everyday functionality, making it ideal for growing families or those seeking a well-appointed home within easy reach of local amenities.

The accommodation is beautifully presented throughout, with bright features enhancing the sense of space and light. At the heart of the home lies a contemporary open plan kitchen and dining room, perfectly suited to both family life and entertaining. The sleek kitchen is fitted with modern units and ample worktop space, flowing seamlessly into the dining area to create a sociable hub for gatherings and relaxed meals alike.

The spacious living room provides a welcoming retreat, offering generous proportions and a calm atmosphere for unwinding at the end of the day. Large windows allow natural light to flood the room, reinforcing the home's airy and inviting feel.

Upstairs, the property offers three well-sized bedrooms. The principal bedroom benefits from its own en-suite shower room, adding a touch of luxury and privacy. The remaining bedrooms are served by a modern family bathroom, finished to a high standard and designed to accommodate the needs of busy households.

Externally, the enclosed rear garden provides a safe and private outdoor space, ideal for children, pets, or summer entertaining. Whether enjoying a morning coffee on the patio or hosting friends for a barbecue, the garden offers versatility and peace of mind.

To the front of the property, there is ample off-road parking in addition to a garage, ensuring convenient and secure vehicle storage.

Positioned in close proximity to local shops, schools, and everyday amenities, the home also benefits from convenient transport links, making commuting and travel straightforward. Combining open plan living, bright interiors, and a desirable location near the heart of Okehampton, this attractive three-bedroom detached property presents a wonderful opportunity to secure a stylish and practical family home.

Council Tax Band - D
EPC Rating - D



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.

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total areaTM

1106 ft²
102.6 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft / 1.5 m

Calculations reference the RICS JPM5 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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