

34 Broom Park Okehampton EX20 1FW



Guide Price - £245,000



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Situated within a popular and well-established area of Okehampton, this well-presented three-bedroom semi-detached house offers versatile split-level accommodation, a generous rear garden ...



- Three Bedrooms Split Over Levels
- Generous Rear Garden
- Living Room With Natural Light
- Kitchen With Ample Worktop Space
- Ground Floor WC For Convenience
- Two Bathroom Facilities
- Private Driveway
- Flexible Split-Level Layout
- Easy Access To Dartmoor National Park
- Near Okehampton Railway Station With Links To Exeter
- Council Tax Band - C
- EPC - B



Situated within a popular and well-established area of Okehampton, this well-presented three-bedroom semi-detached house offers versatile split-level accommodation, a generous rear garden with raised decking, and off-road parking for two vehicles, making it an ideal home for families, first-time buyers, or those seeking a comfortable and practical property close to local amenities.

The property is approached via a private driveway, providing convenient parking. Upon entering, you are welcomed into a central hallway with a useful ground floor WC, ideal for everyday family living. The split-level design adds character and creates a natural flow between the different areas of the home.

The kitchen is positioned to the front of the property and is fitted with a range of units, offering ample worktop space and room for appliances. It provides a practical and functional layout with scope for modernisation if desired. To the rear, the living room is a well-proportioned and inviting space, benefitting from plenty of natural light and offering a comfortable area for both relaxing and entertaining. From here, there is direct access out to the rear garden, helping to create a great connection between indoor and outdoor living.

The rear garden is a particularly appealing feature of the property, being mainly laid to lawn and offering plenty of space for children, pets, or keen gardeners. A raised decking area provides an excellent spot for outdoor dining and entertaining, making the most of the garden during the warmer months.

Upstairs, the split-level layout continues, giving the property a slightly unique and interesting feel. The principal bedroom is a generous double room with ample space for wardrobes and additional furniture. There are two further bedrooms, ideal for family members, guests, or use as a home office, with one being a comfortable single room.

The property benefits from two bathroom facilities, including a main family bathroom and an additional smaller bathroom, which adds practicality for busy households.

Okehampton is a thriving and increasingly popular town, offering a wide range of amenities including shops, supermarkets, schools, and leisure facilities, along with a railway station providing direct links to Exeter. The property also enjoys easy access to Dartmoor National Park, perfect for those who enjoy walking and the outdoors.

Combining well-balanced accommodation, a flexible split-level layout, and a generous garden with raised decking, this property represents a fantastic opportunity to acquire a comfortable and versatile home in a convenient location.



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 modern hospital and leisure centre in the attractive setting of Simmons Park.

There is schooling from infant to sixth form level with the college rated 'Outstanding' by Ofsted. 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:

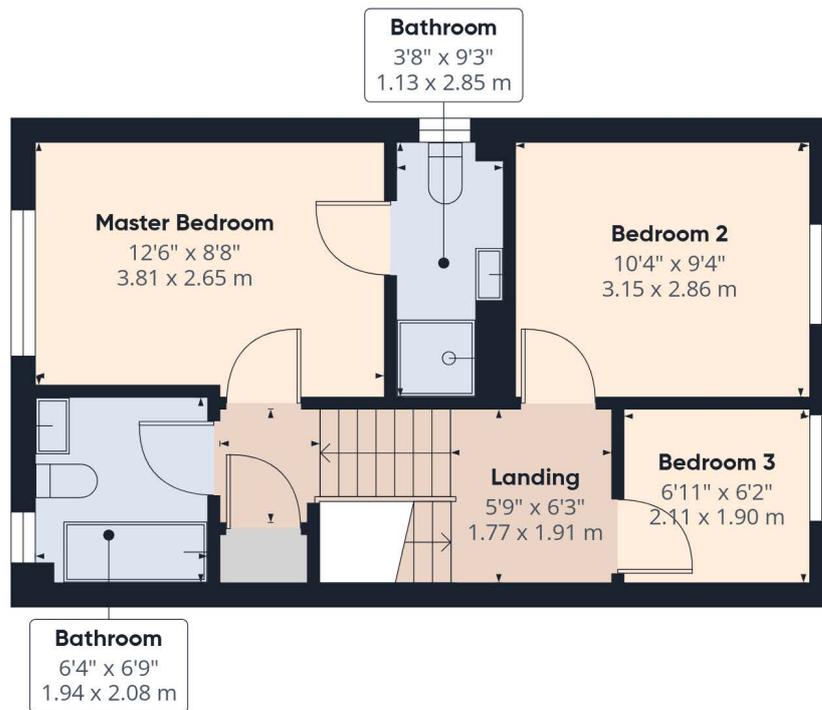




Floor 0

Approximate total area⁽¹⁾

833 ft²
77.5 m²



Floor 1

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