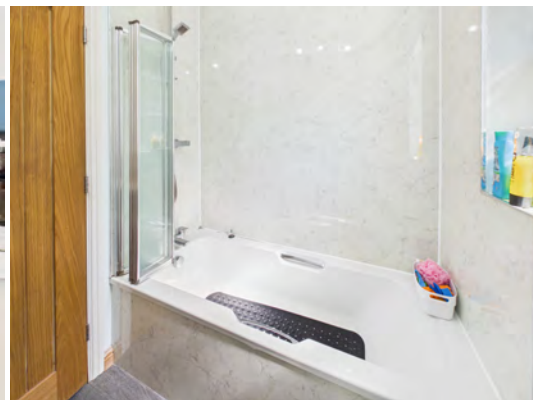


# 11 Berryball Close Okehampton EX20 1TX



**Guide Price - £230,000**



# 11 Berryball Close, Okehampton, EX20 1TX.

Well positioned home offering flexible living generous garden space and convenience within easy reach of town...



- Well Presented Semi Detached Home
- Three Comfortable & Flexible Bedrooms
- Spacious Kitchen Dining Living Flow
- Conservatory Overlooking Rear Garden
- Generous Tiered Garden With Decking
- Downstairs Cloakroom For Convenience
- Modern Family Bathroom Suite Installed
- Allocated Parking Space To Front
- Quiet Cul De Sac Location
- Close To Town And Amenities
- Ideal First Time Or Family Home
- Council Tax Band - B
- EPC - C



Tucked away within a quiet cul de sac setting close to the town centre, this well presented semi detached home offers a practical and comfortable layout that lends itself effortlessly to everyday living. With a natural flow between its living spaces and a generous outdoor offering, the property strikes a strong balance between functionality and lifestyle.

Upon entering, the hallway provides a welcoming introduction, leading through to a bright and inviting living room. This space forms the core of the home, offering a relaxed environment to unwind while also acting as a central point connecting the ground floor accommodation. From here, the layout transitions smoothly into the kitchen and dining area, creating a sociable setting that works equally well for daily routines and hosting. The kitchen is well arranged with ample storage and workspace, ensuring it remains both practical and visually appealing.

Extending from the kitchen, the conservatory enhances the sense of space and light, offering an additional reception area that overlooks the garden. This creates a versatile environment, ideal for dining, entertaining, or simply enjoying a quieter moment with views out to the rear. A convenient downstairs cloakroom completes the ground floor, adding to the overall usability of the home.



Upstairs, the property continues to deliver a well considered layout, with three bedrooms providing flexibility for families, guests, or those needing a dedicated workspace. The rooms are comfortably proportioned and arranged around a central landing, while the family bathroom serves the home with a clean and functional design.

Externally, the property truly comes into its own. The rear garden is arranged across tiers, offering distinct areas that maximise both space and usability. A decking area provides the perfect setting for outdoor dining and entertaining, while the upper lawn creates a more traditional garden space, ideal for relaxation or play. This layered approach adds both character and practicality to the outdoor environment.

To the front, the property benefits from an allocated parking space, ensuring convenience on a day to day basis. Positioned within easy reach of the town and local amenities, this home offers an appealing combination of location, comfort, and lifestyle, making it a strong option for a wide range of buyers.

# 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.

Scan here for our Virtual Tour:



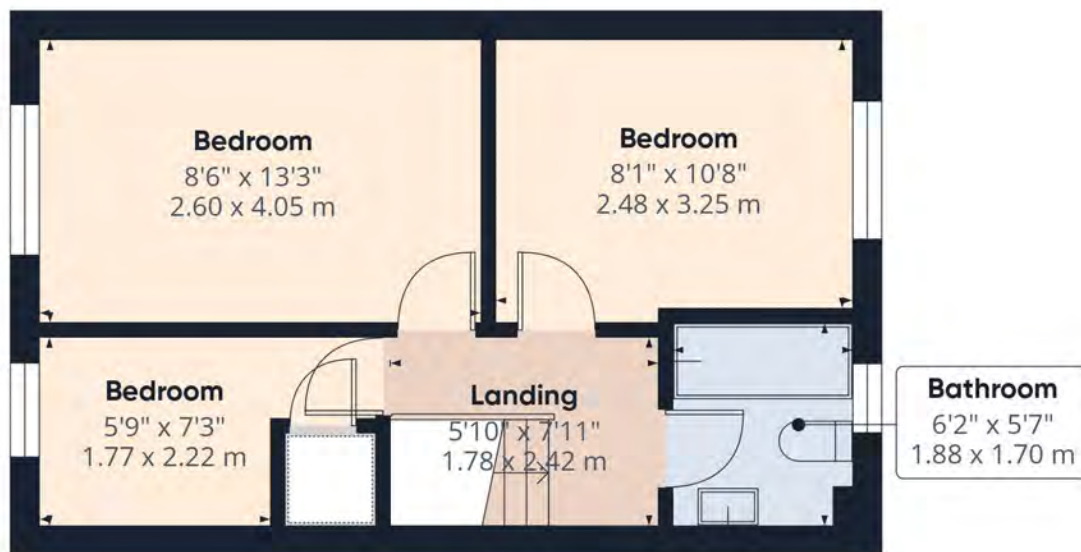


Floor 0

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

747 ft<sup>2</sup>

69.4 m<sup>2</sup>



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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.

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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.

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