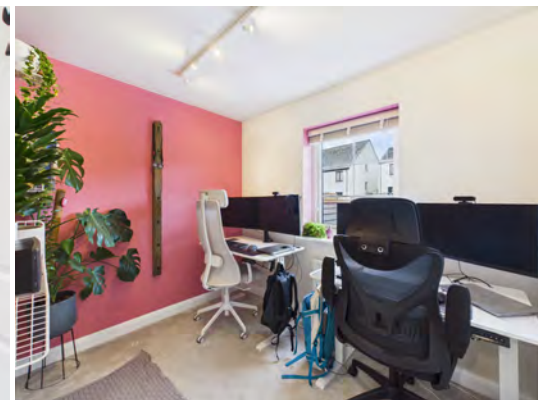
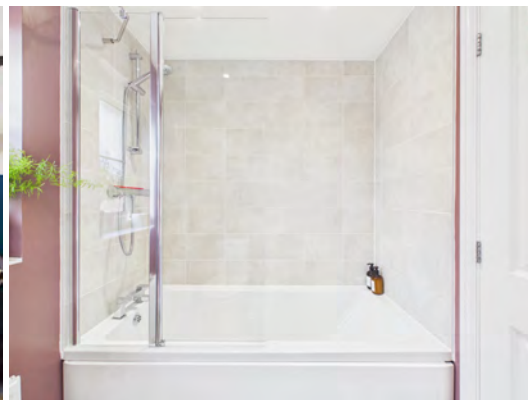




14 Coombe Lane
Okehampton
EX20 1XQ



Guide Price - £340,000



14 Coombe Lane, Okehampton, EX20 1XQ.

Stylish detached family home with landscaped gardens, superb entertaining space, remaining NHBC warranty and beautifully presented accommodation throughout...



- Beautifully Presented Detached Home
- Remaining NHBC Warranty Available
- Stunning Landscaped Rear Garden
- Spacious Contemporary Living
- Stylish Kitchen Dining Space
- Integrated Kitchen Appliances Included
- Principal Bedroom With En Suite
- Private Driveway And Garage
- Electric Vehicle Charging Point
- Excellent Decorative Order Throughout
- Ideal Modern Family Home
- Council Tax Band - D
- EPC - B



A beautifully presented detached family home, offering stylish and thoughtfully improved accommodation throughout, whilst still benefitting from the reassurance of the remaining NHBC warranty. Lovingly enhanced by the current owners, the property combines contemporary living with practical design, creating an ideal home for modern family life.

The accommodation is bright, spacious and exceptionally well maintained, with a welcoming entrance hall setting the tone from the moment you step inside. The attractive living room provides a superb space to relax, whilst the impressive kitchen and dining area forms the true heart of the home. Fitted with a comprehensive range of modern units and integrated appliances, this sociable space is perfectly suited to both everyday living and entertaining guests. French doors open directly onto the landscaped rear garden, allowing the indoor and outdoor spaces to flow effortlessly together.

Upstairs, the property continues to impress with generously proportioned bedrooms, all beautifully presented and offering flexibility for growing families, visiting guests, or those working from home. The principal bedroom enjoys the added luxury of a stylish en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom.



Externally, the home has been significantly enhanced to create an exceptional outdoor environment. The landscaped rear garden has been carefully designed to provide both practicality and enjoyment, featuring an attractive patio seating area, established planting, lawned sections and a covered pergola, allowing the space to be enjoyed throughout the seasons. The garden offers a wonderful degree of privacy and creates an ideal setting for entertaining or relaxing outdoors.

To the front, the property benefits from a driveway providing ample off road parking together with access to the garage. An electric vehicle charging point further enhances the practicality and future proof appeal of this impressive home.

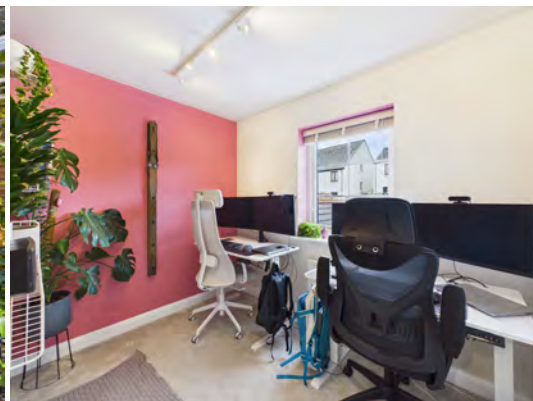
Presented in excellent decorative order throughout and ready for immediate occupation, this is a fantastic opportunity to acquire a turnkey property offering comfort, style and convenience in equal measure.

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:

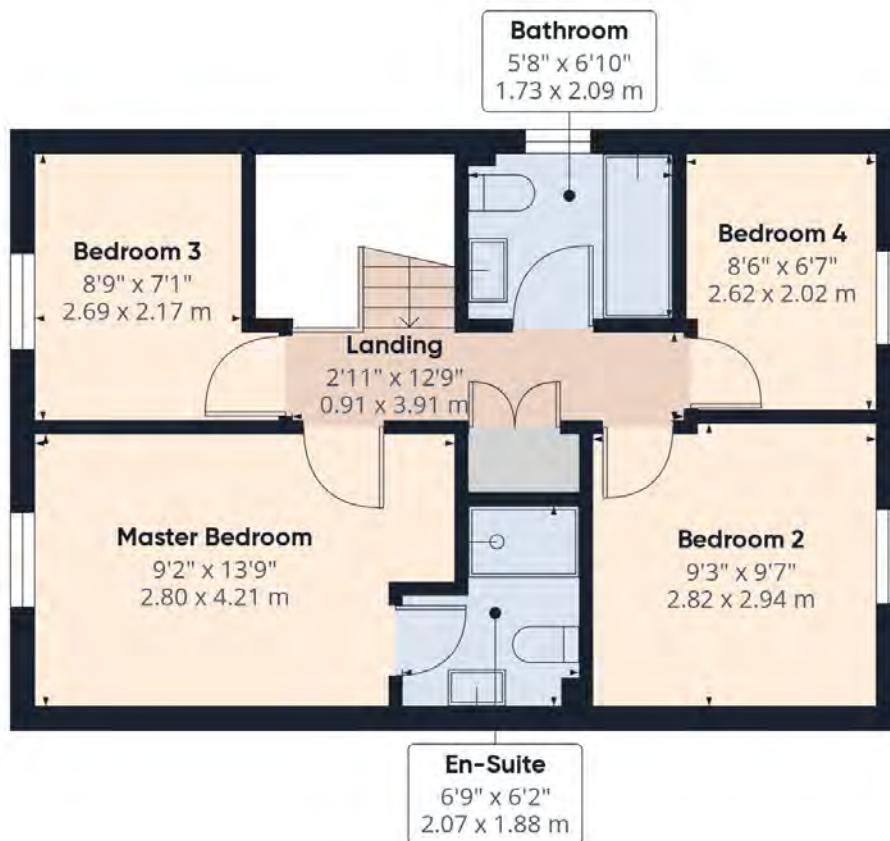




Floor 0 Building 1

Approximate total area⁽¹⁾

951 ft²
88.4 m²



Have a property to sell or let?

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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;

