



21 Long Barton Avenue
Okehampton
EX20 1FR



Offers In Excess Of - £350,000



6 Uf h c b 5 j Y b i Y, Okehampton, EX20 1FR



A detached family home situated within a modern development, boasting four bedrooms, an enclosed rear garden, ample off-road parking and an array of nearby local amenities...

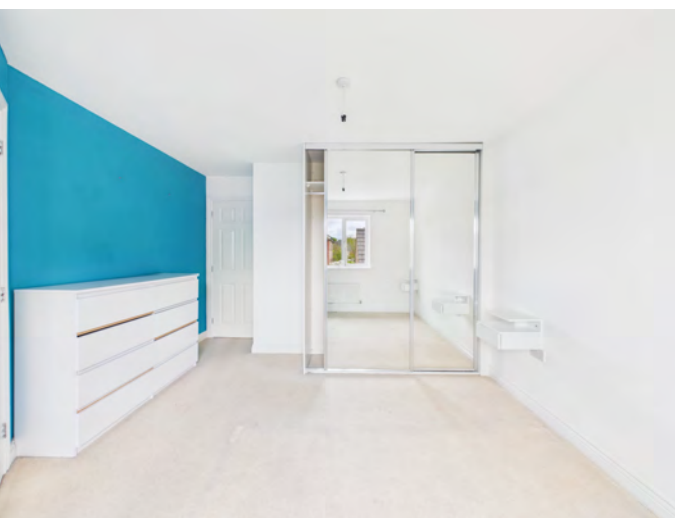
- Modern Detached Family Home
- Offering Four Bedrooms
- Contemporary Kitchen/Dining Room
- Family Bathroom & En-Suite
- Spacious Living Room
- Enclosed Rear Garden
- Ample Off-Road Parking
- Close Proximity to Local Amenities
- Convenient Transport Links
- Double Garage
- No Chain
- Council Tax Band - D
- EPC - E



Situated in a desirable residential area of Okehampton, this modern four-bedroom detached family home offers spacious and versatile accommodation, ideal for growing families or those seeking a comfortable lifestyle within easy reach of local amenities and transport connections. Offered to the market with no onward chain, the property combines contemporary living with practical features throughout.

The ground floor is centred around a stylish and contemporary kitchen/dining room, designed to create the perfect social and family space. With ample worktop and storage space, the kitchen caters perfectly to everyday living as well as entertaining guests. The spacious living room provides a welcoming environment with plenty of natural light, creating a relaxing space for the whole family to enjoy.

Upstairs, the property offers four well-proportioned bedrooms, providing flexibility for family life, guest accommodation or home working. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The layout has been thoughtfully designed to maximise comfort and practicality for modern living.



Externally, the home continues to impress with an enclosed rear garden, offering a secure and private outdoor space ideal for children, pets and outdoor entertaining. To the front of the property there is ample off-road parking, including two private parking spaces, together with the added benefit of a double garage providing excellent storage or additional parking options.

Conveniently positioned close to local amenities, schools and everyday facilities, the property also benefits from excellent transport links, making it well suited for commuters and those wishing to explore the surrounding Devon countryside. Dartmoor National Park is within easy reach, offering a wealth of outdoor activities and scenic walks.

This attractive detached home presents an excellent opportunity to acquire a spacious and well-appointed property in a sought-after location. Combining modern accommodation, generous parking, enclosed gardens and a double garage, this is a home perfectly suited to modern family living. The property is offered on a freehold basis and falls within Council Tax Band D. With an EPC rating of E, the home provides a fantastic opportunity for buyers looking to further enhance efficiency over time if desired. Being sold with no onward chain, the purchase process has the potential to be more straightforward and less stressful for prospective buyers seeking a smooth move into their next family home.

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:





Approximate total area^m
1470 ft²
136.6 m²



(1) Excluding balconies and terraces

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

GIRAFFE360



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;

