



12 High Street
Okehampton
EX20 1JP



Guide Price - £220,000



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Charming And Deceptively Spacious Home With South Facing Garden Moments From Okehampton Town Centre...



- Beautifully Presented Home
- Light And Airy Accommodation
- Deceptively Spacious Throughout
- Arranged Across Three Floors
- Open Plan Living Space
- Generous Principal Bedroom
- Versatile Attic Bedroom Space
- Private South Facing Garden
- Useful Utility Shed And WC
- Walking Distance To Amenities
- Rail Links To Exeter Nearby
- Council Tax Band - A
- EPC - E



Situated just moments from the heart of Okehampton, this beautifully presented semi detached home offers deceptively spacious accommodation arranged across three floors, perfectly suited to first time buyers, professionals, or those looking to downsize without compromise. Combining character, practicality, and modern updates throughout, the property enjoys a light and airy feel from the moment you step inside.

The ground floor has been thoughtfully arranged to create a welcoming open plan living environment, ideal for both relaxing and entertaining. The living space is bright and comfortable, flowing naturally through to the kitchen area which has been modernised in recent years to provide a stylish yet practical setting for everyday living. Large windows allow natural light to flood through the home, enhancing the sense of space throughout.

On the first floor, the generous principal bedroom provides an excellent retreat with ample room for furnishings, while the spacious bathroom has been attractively updated and offers a clean, contemporary finish. Rising to the top floor, the converted attic room creates a versatile additional bedroom, office, or hobby space, making the property particularly appealing for those working from home or requiring flexible accommodation.



Outside, the property continues to impress with a private south facing courtyard garden offering a peaceful and sheltered area to enjoy outdoor dining or morning coffee. Beyond the courtyard is a further section of garden currently arranged to encourage wildlife, creating a lovely natural backdrop and adding to the charm of the home. A useful utility shed and separate outside WC provide additional practicality.

The property benefits from gas central heating and double glazing throughout and has clearly been well cared for by the current owners. Ready to move straight into, it presents an excellent opportunity to acquire a charming and surprisingly spacious home within easy reach of local amenities.

Okehampton itself remains one of Devon's most desirable market towns, positioned on the edge of Dartmoor National Park and offering an excellent balance of countryside living and convenience. With a growing range of shops, cafés, schools, and leisure facilities, along with direct rail links to Exeter and excellent road connections, the town continues to attract buyers seeking both lifestyle and accessibility.

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.

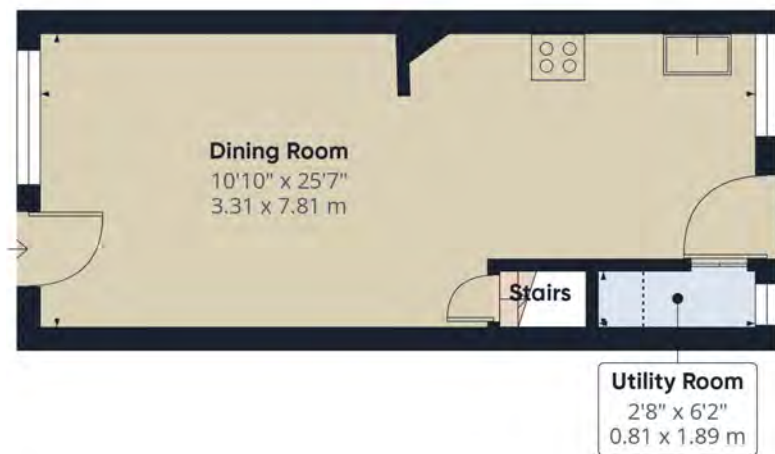
Okehampton also has excellent local schools, a community hospital, and a strong sense of local pride. With easy access to Exeter and the A30, the town blends the tranquility of rural life with the convenience of city connections. For those seeking a balance between countryside charm and modern amenities, 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:

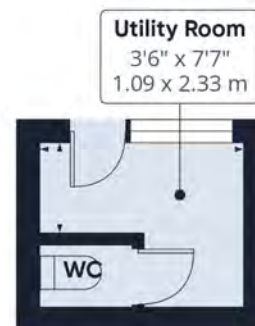




Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

924 ft²

85.8 m²

Reduced headroom

47 ft²

4.4 m²

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