



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

14 Station Road  
Okehampton  
EX20 1DZ



BRITISH  
PROPERTY  
AWARDS

2023



GOLD WINNER

ESTATE AGENT  
IN OKEHAMPTON



**Guide Price - £425,000**



Changing Lifestyles

01837 500600

# 14 Station Road, Okehampton, EX20 1DZ.



An impressive family home offering spacious living accommodation over three floors, a private rooftop terrace, plus the benefit of recent renovations throughout...

- Semi-Detached Family Home
- Offering Four Bedrooms
- Multiple Reception Rooms
- Attractive Contemporary Kitchen
- Family Bathroom & GF Shower Room
- Split over Three Levels w/Roof Terrace
- Beautifully Presented Throughout
- Far Reaching Views
- Mains Gas Central Heating
- Enclosed Rear Garden
- Gated Front Driveway
- Popular Town Location
- EPC - D



Are you looking for a functional family home, offering a blend of social and private accommodation, close to local amenities, with the distinguished edge of Dartmoor National Park on your doorstep? It looks like we might have you covered...

Number 14 is located centrally within the established market town of Okehampton, surrounded by local hotspots, convenient transport links and amenities in abundance.

Upon approach you are greeted by a block-paved, gated driveway, offering off road parking for one-two vehicles with efficiency. The initial impression is striking, from the art deco architectural design, boasting an array of attractive window units and front facing balconies.

This semi-detached family home offers a wealth and balance of accommodation, spread over three levels, including a recently upgraded roof terrace. The entrance hall offers leading access to all that the ground floor has to offer, from two generous reception rooms, impressive kitchen and shower room.

The rear facing living room is bright and spacious, with a dividing doorway through into the dining room and sliding door access to escape into the rear garden space. The kitchen is gorgeous, from the upgraded Howdens suite, to the selection of sympathetic colour schemes, it all combines to create perfection. Additional practicalities include a generous utility channel, ideal for accommodating all of your much needed household appliances.

The centrally located stairway brings us to the first floor, offering three well-dimensioned double bedrooms, plus the efficiently designed family bathroom inclusive of bath and walk-in double shower. Bedrooms one and three offer plentiful floorspace, integrated storage and delightful views to the elevated rear. Bedroom two is located to the front of the property, with the additional factor of its own balcony space.

The third level offers versatile accommodation, from an allocated fourth bedroom or further reception space for entertaining family and friends at your own accord. The main attraction being the 'The Bridge' this outside space has been created to offer a truly desirable roof terrace, lending itself to capturing the Devonshire sunshine rolling over the surrounding hills, notably visible from this second-floor elevation.

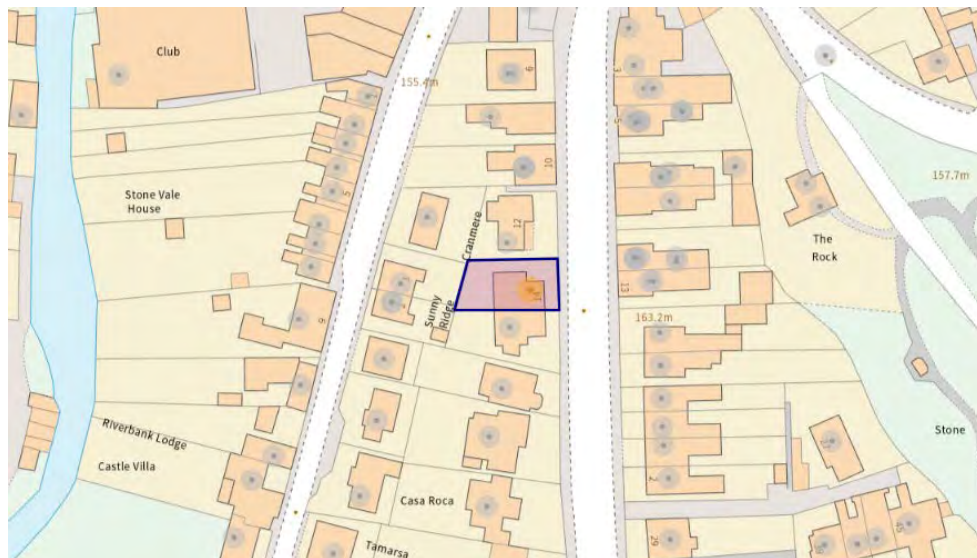


# Changing Lifestyles

The property is situated within the popular Station Road district, to the south facing edge of the market town Okehampton. 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



Floor 1



Floor 2

## 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.