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Oxborough
Phillips

Changing Lifestyles

45 Baldwin Drive
Okehampton
EX20 1UQ



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Offers in the Region of - £425,000



Changing Lifestyles

01837 500600

45 Baldwin Drive, Okehampton, EX20 1UQ.



A detached modern style property, situated within a generous plot, boasting a spacious array of private and social accommodation, off-road parking and convenient transport links nearby...

- Modern Detached Family Home
- Offering Four Bedrooms
- Generous Living/Dining Room
- Contemporary Kitchen
- Seperate Office & Cloakroom
- Master En-Suite & Family Bathroom
- Surrounding Countryside Views
- Single Garage & Off-Road Parking
- Large Enclosed Rear Garden
- Quiet Cul-de-Sac Location
- Close to Local Amenities
- Solar Panels
- EPC - TBC



Have you outgrown your current home, would you benefit from extra storage space or perhaps a spacious rear garden is on your agenda? This property might just tick all your boxes...

Number 45 is a well-proportioned family home situated within an established cul-de-sac towards the eastern side of Okehampton, a thriving market town on the distinguished edge of Dartmoor. Surrounding benefits include convenient access to transport links, an abundance of nearby amenities, the opportunity for coastal pursuits or pleasant exploring on the vast open moorland.

Upon approach you are greeted by an attractive frontage, from a selection of grey window units, stone sills, and neutral render tones. Off-road parking is available for multiple vehicles, as a result of the designated driveway, garage facilities and practical gravelled zone.

The entrance hall is a wonderful feature, promoting a bright and spacious feel from initial entry, with leading access throughout the family home. The dual aspect living/dining room is a particularly impressive space, lending itself to the occasional social gathering, with the versatility of a cosy retreat at your own accord.

The spacious layout offers access through into the rear facing kitchen/dining room, with a warm embrace of natural light and an array of built-in appliances. Further practical ground floor attributes include a designated office space, cloakroom and compact utility.

Located on the first floor, the master bedroom is of a generous dimension, with the benefit of far reaching views and an en-suite shower room. Furthermore, bedroom two also benefits from a position to appreciate the surrounding landscape, alongside jack & jill access into the adjacent family bathroom.

To the exterior, the property boasts front and rear gardens, both offering a mature hedge line/fence line bordering. The current owners have upgraded the large patio space to the rear and erected a substantial summerhouse, the ideal retreat to embrace the warmth of the sunshine all year round. The tiered approach gives that perspective of privacy over neighbouring homes, with multiple access points through the home or visible side gate.

These homes were developed with energy efficiency in mind, with notable Solar PV panels located on the front elevation, perfectly positioned to grasp the south-easterly orientation available.

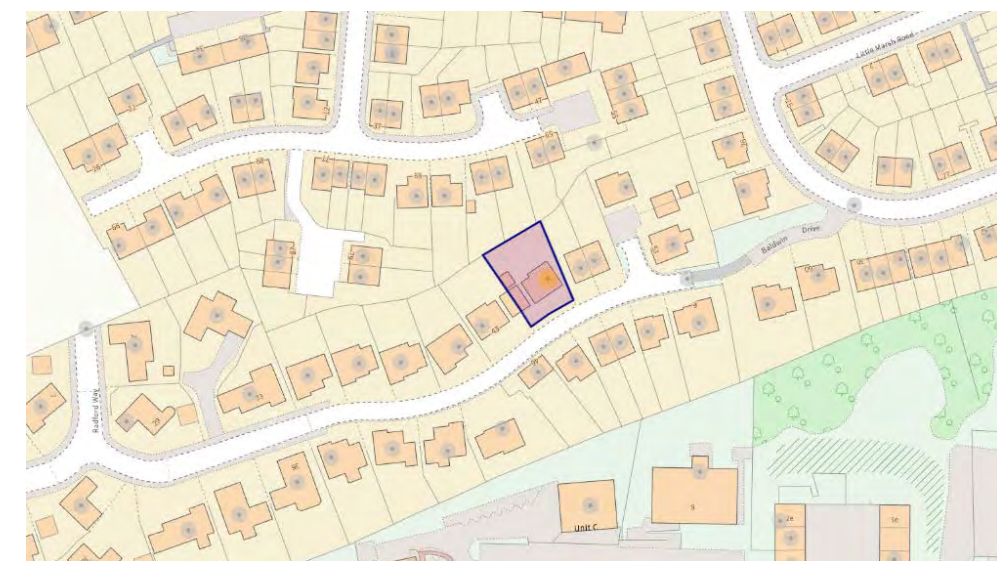


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The property is situated towards the eastern edge of the town of Okehampton. The town offers an extensive range of shops, services and facilities. There are three supermarkets (including a Waitrose) a range of nationally and locally owned shops and 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, provided by the established college, primary school and modern St James CofE primary facility. 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 Building 1



Floor 1 Building 1

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.

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