



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# 2 Cawsand View Exbourne EX20 3SB



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN OKEHAMPTON



## Asking Price - £220,000



Changing Lifestyles

01837 500600



## 2 Cawsand View, Exbourne, EX20 3SB.

A semi-detached property that offers endless potential, no onward chain and generous rear gardens. All whilst being located within a sought after Devonshire village...



- Semi-Detached House
- Offering Three Bedrooms
- Large Living Room
- Spacious Kitchen/Dining Area
- Blank Canvas/Endless Potential
- Sought After Village Location
- Close to Local Amenities
- Generous Gardens
- Practical Utility/Store Room
- Solar Panels (Leasehold)
- No Onward Chain
- EPC - E



Are you looking for an investment project or a property that you can develop into your forever home, all whilst being situated within a popular village location?

Number 2 could be the perfect opportunity for you... with offerings of a generous plot size, versatile garden space and an internal blank canvas. The convenient location lends itself to nearby Dartmoor adventures or coastal pursuits at your own accord.

The entrance hall is of an admirable size, with free-flowing access into the dual aspect living room, with ample floorspace for an array of furnishings. The notable focal point of this room being the currently redundant fireplace, this feature would be fantastic if it were to be reinstated.

The kitchen/dining area is a further reception space that would benefit from future upgrading, with a designated seating area, worktop space and pantry storage. Further attributes of the ground floor include a practical utility/storage space and cloakroom with rear garden access.

Ascending to the first floor, the property boasts three bedrooms, plus an efficiently designed walk in-shower room. Bedrooms one and two benefit from a southerly orientation with far reaching view towards the distinguished edge of Dartmoor, plus integrated storage options. Bedroom three provides further private accommodation, with the possibility of being a pleasant home office overlooking the garden.

To the exterior, the side/rear gardens span generously within the 0.14-acre plot. The majority is laid to lawn, alongside mature hedge line bordering. With multiple sections on offer, this is a real blank canvas with an essence of privacy.

Agent Note: The Solar Panels visible are of a Leasehold status, the 25-year lease began in June 2011.

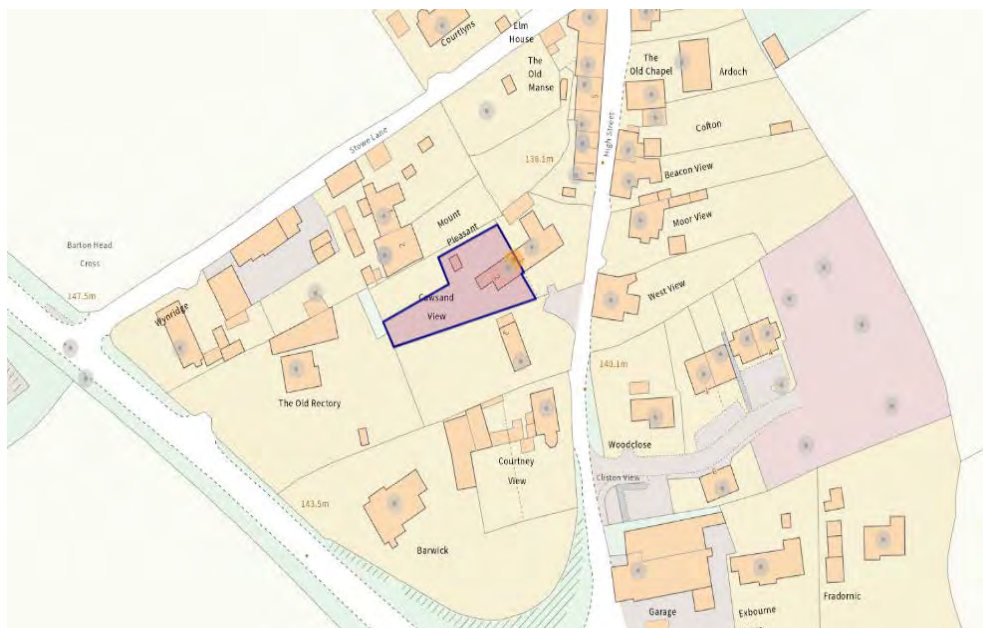


# Changing Lifestyles

This property is situated within the heart of a peaceful, sought after village surrounded by picturesque countryside, with Dartmoor National Park on the horizon. Exbourne boasts an array of village amenities including 'The Burrow' community shop/post office, renowned garage, public house and primary school.

The village is served by a regular bus service to Exeter, Hatherleigh and Okehampton. A more comprehensive range of facilities can be found in the neighbouring market towns of Hatherleigh or Okehampton, both situated approximately five miles in distance.

Okehampton offers an excellent range of shops and services, including three supermarkets, community medical centre and leisure facilities set within the local hotspot of Simmons Park. From here there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail links and international air connections.



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**

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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.

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