



Bond
Oxborough
Phillips

Changing Lifestyles

42 Leaholes Avenue
Okehampton
EX20 1NR



BRITISH
PROPERTY
AWARDS

2023

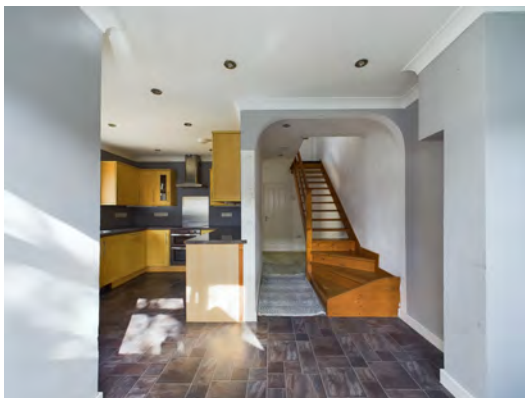


GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Asking Price - £270,000



Changing Lifestyles

01837 500600

42 Leaholes Avenue, Okehampton, EX20 1NR.



A long-standing family home, offering enclosed gardens, spacious living arrangements, with incredible potential throughout and the benefit of no onward chain...

- Established End of Terrace Home
- Offering Three Bedrooms
- Living Room w/Focal Fireplace
- Spacious Kitchen/Dining Area
- Shower Room & GF Cloakroom
- Single Garage & Shared Driveway
- South Facing Rear Garden
- Main Gas Central Heating
- Close to Local Amenities
- No Onward Chain
- Council Tax Band - C
- EPC - E



Would you benefit from being close to an abundance of local amenities, with the prestigious edge of Dartmoor on your doorstep, with the opportunity to add your own stamp and create your very own home?

Number 42 is an end of terrace property situated within an established district of the thriving market town Okehampton. The town centre is within close proximity, with local hotspots of Simmons Park and Abbeyford Woods a short commute way. Ample transports links enable convenient access to neighbouring towns, villages, and cities.

Upon approach, you are greeted by an enclosed front garden, majority laid to lawn with side access to the designated main entrance. The property's shared driveway runs adjacent, offering off-road parking and suitable access to the detached single garage facility.

Continuing into the home, the entrance hall comprises a practical cloakroom and an inviting essence to explore all that the ground floor has to offer. The front facing living room includes plentiful floorspace for an array of furnishings and an embrace of natural light from the visible large window unit. The kitchen/dining area is located to the rear of the property, ideal for hosting or preparing culinary delights with the added benefit of a contemporary style kitchen with integrated appliances apparent.

As we ascend to the first floor, the sweeping pine stairway leads us to the three well-dimensioned bedrooms, plus family shower room. Bedroom one is a comfortable double room, with the added benefit of generous built-in storage. The shower room has been modernised in recent time, with popular wall panelling incorporated into the design.

To the exterior, the rear gardens benefit from a warming southerly orientation, majority laid to lawn, with a pleasant summer house and fence line bordering. The garage building is perfect for further storage provisions, plus the convenience of a workshop/store to the rear partition, all alongside power and lighting fitted throughout.

Agent Note: The neighbouring terraced property has right of access over the rear garden to gain access to their own.

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The property is situated centrally within the market 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 community medical centre and extensive array of leisure facilities, from rugby, football, 18-hole golf and swimming.

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.

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.