



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

41 Balmoral Crescent  
Okehampton  
EX20 1GN



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN OKEHAMPTON



**Asking Price - £375,000**



Changing Lifestyles

01837 500600



# 41 Balmoral Crescent, Okehampton, EX20 1GN.



A well presented four bedroom detached home, a short walk from down and boasting off-road parking and an enclosed rear garden...

- Modern Detached Family Home
- Offering Four Bedrooms
- Kitchen / Dining Room
- Living Room & Sun Room
- Utility Area
- Master En-Suite & Family Bathroom
- Surrounding Countryside Views
- Single Garage & Parking
- Beautifully Presented Throughout
- Popular Town Location
- Owned Since New
- EPC - C



Are you looking for a spacious and well designed 4-bedroom detached home, offering a comfortable and modern living experience? Situated in a desirable location, this property presents a perfect blend of style, convenience, and functionality.

The property from the front boasts an attractive curb appeal, with a single driveway leading to a convenient garage, providing ample space for parking and storage. The well-maintained frontage sets the tone for what awaits inside.

Upon entering, you'll be greeted by a thoughtfully designed layout that maximizes space and flow. The heart of the home is the impressive kitchen and dining area, where culinary delights can be prepared and enjoyed with family and friends. The contemporary kitchen features plenty of worktop space, modern appliances, and ample storage, making it an avid cooks dream. The adjacent dining area offers a delightful space for formal meals or casual gatherings, creating a seamless transition from cooking to dining. There is also a useful utility area off of the kitchen perfect for the white goods to call home.



The property also features a spacious living room adorned with natural light, providing a warm and inviting ambiance. This room seamlessly connects to a charming conservatory, which serves as a versatile space for relaxation, reading, or even a home office.

Upstairs, you'll find three generously sized double bedrooms, each offering comfortable and private retreats for family members or guests, while the master bedroom offers an en-suite. These bedrooms provide ample space for furniture and personalization to their own taste. Additionally, there is a further single bedroom that can be utilized as a nursery, home office, or a cozy guest room that sits adjacent to the family bathroom that sits at the end of the landing.

The property boasts a rear enclosed garden, providing a tranquil outdoor oasis. Whether you desire a space for gardening, entertaining, or simply unwinding after a long day, this private haven offers endless possibilities.



# Changing Lifestyles

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  
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for more information or to  
arrange an accompanied viewing  
on this property.

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**Floor 0** Building 1



**Floor 1** Building 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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