



Bond
Oxborough
Phillips

Changing Lifestyles

63 Broom Park
Okehampton
EX20 1FT



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Asking Price - £260,000



Changing Lifestyles

01837 500600

63 Broom Park, Okehampton, EX20 1FT.



A wonderful semi-detached property situated within a popular residential cul-de-sac, boasting an overall contemporary theme, alongside off-road parking and convenient dual carriageway access...

- Modern Semi-Detached Home
- Offering Three Bedrooms
- Family Bathroom & Master En-Suite
- Contemporary Kitchen/Dining Room
- Living Area & Conservatory
- Enclosed Rear Garden
- Designated Tandem Parking
- Convenient Transport Links
- Superfast Fibre Broadband
- Popular Town Location
- Council Tax Band - C
- EPC - C



Are you considering re-locating to the idyllic West Country, searching for your first home or even looking to invest in local property? To overlook the prestigious edge of Dartmoor National Park with superb transport links, convenient coastal access and local amenities in abundance, sounds like a dream...

Number 63 is a modern style home situated within a Linden Homes development towards the eastern edge of Okehampton. Upon approach, you are greeted by a neutral render frontage, coupled with an array of grey window units and a shared double driveway, providing tandem parking for two vehicles within your boundary.

The entrance hall is perfect for welcoming family and friends into your new home, with compact storage options and the added practicality of a ground floor cloakroom. You will be drawn to take further steps through into the delightful kitchen/dining room. This space has been efficiently designed to offer a social/open plan aspect, with an overall contemporary theme including a variety of integrated appliances for added convenience.

Continuing to the rear of the home, a cosy lounge area has been created, with sufficient floorspace for your selected furnishings and patio door access through to the conservatory.

Ascending to the first floor via the central sweeping stairway, the landing takes host to three bedrooms and a family bathroom. Bedrooms one and two are both allocated double bedrooms, with the master benefitting from a private en-suite shower room. Bedroom three offers versatility, from private accommodation, the potential to be an ideal home office or nursery if desired.



To the exterior, the current owner has created a fabulous rear garden, from an elevated decked terrace to the gravelled walkway and hot tub capabilities. This low maintenance retreat benefits from a desirable south westerly orientation.

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The property is situated towards the eastern edge of Okehampton town, within the ever so popular Meldon Fields development. 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.



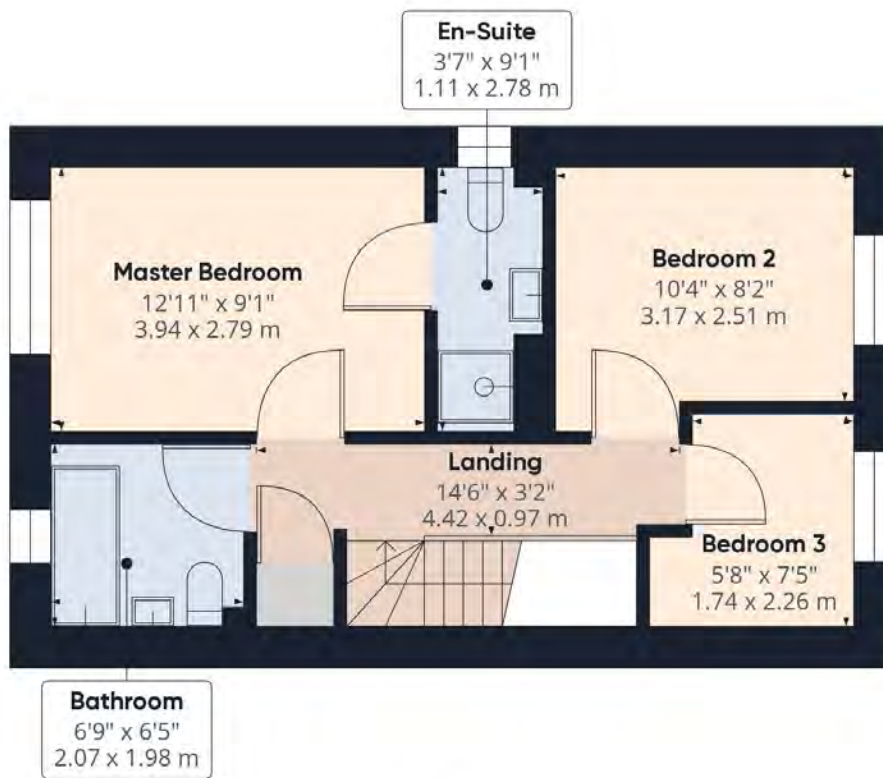
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



Floor 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.