



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# 4 Stepping Stone Gardens

## Okehampton

### EX20 1BZ



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN OKEHAMPTON



## Guide Price - £180,000



Changing Lifestyles

01837 500600

# 4 Stepping Stone Gardens, Okehampton, EX20 1BZ.

A centrally located mid-terrace property, boasting an array of modern features, dedicated parking and energy efficiency, plus the added benefit of no onward chain...



- Modernised Mid-Terrace Home
- Offering Two Bedrooms
- Open Plan Living Arrangement
- Contemporary Kitchen
- Dedicated Parking Bay
- Enclosed Front Garden
- Central Market Town Location
- Mains Gas Central Heating
- Superfast Fibre Broadband Area
- Close Proximity to Local Amenities
- Convenient Transport Links
- No Onward Chain
- EPC - C



Are you looking to take your first steps on the property ladder, or possibly on the eager search for an ideal investment opportunity? This wonderful two-bedroom residence provides all the essentials for a comfortable and pleasant living arrangement...

Nestled within an established region of the traditional market town of Okehampton, this property benefits from being conveniently close to a comprehensive range of amenities, local hotspots and transport links in abundance. The distinguished edge of Dartmoor provides ample opportunity for outdoor pursuits or the occasional commute to nearby coastal destinations.

This captivating property is efficiently designed over two floors, offering a seamless blend of modern elegance and undeniable functionality. The ground floor welcomes you to a stylishly-decorated open plan concept featuring sleek, contemporary LED downlighting, and a spacious kitchen nestled within a comfortable living area. This modern space boasts a selection of integrated appliances, fostering a harmonious blend of design and functionality. This generously sized reception space is ideal for those looking to entertain, alongside plentiful floorspace for a selection of homely furnishings.



Moving upstairs, you will find two comfortably-sized bedrooms, each designed to offer a sense of tranquillity and relaxation for your restful nights. Bedroom one is a respectable double bedroom, with bedroom two being versatile to offer further private living accommodation, or the comforts to be a pleasant home office if desired.

Completing the upper floor is a bathroom boasting a comfortable bath, complimented by the continued neutral décor theme. Further practicalities include easy access to the boiler cupboard, providing additional storage alongside the generous loft space above.

To the exterior, Number 4 offers a charming frontage, as a result of a select combination of exposed brickwork, neutral render and cladded featuring. The enclosed front garden finalises the property boundary, alongside the undeniable advantage of a dedicated parking space opposite.

A recent rating highlights the property's admirable energy efficiency, with the benefits of an upgraded gas combi boiler system and further mains provided utilities.

# Changing Lifestyles

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



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.

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