



Bond
Oxborough
Phillips

Changing Lifestyles

Alice Cottage 2 Coach House Okehampton EX20 1BB



BRITISH
PROPERTY
AWARDS

2023

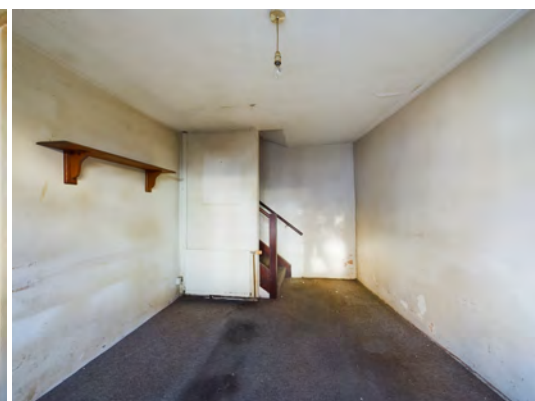
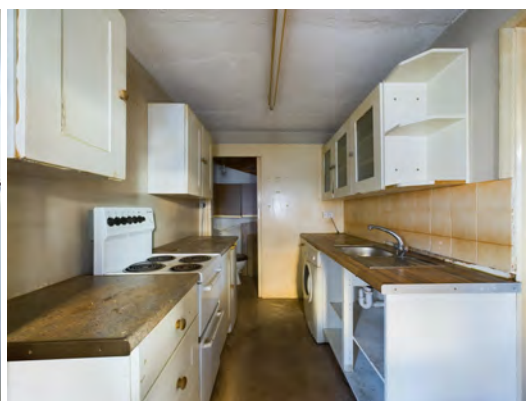


GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £100,000



Alice Cottage, Okehampton, EX20 1BB.

A semi-detached property in need of full renovation, situated centrally within a popular market town, with an abundance of nearby amenities and no onward chain...



- Semi-Detached Former Coach House
- Offering One Double Bedroom
- Full Renovation Project
- Compact Kitchen Suite
- Central Market Town Location
- Superfast Broadband Area
- Convenient Transport Links
- Main Gas Central Heating
- Nearby On-Street Parking Available
- No Onward Chain
- Council Tax Band - A
- EPC - E



Built c.1895 as a coach-house, Alice Cottage hides in a shared private courtyard within walking distance to the traditional market town centre, boasting a wide range of comprehensive amenities.

This period style property boasts an efficient layout, comprising one bedroom and bathroom to the first floor, with an adequate living room and compact kitchen to the ground floor level. This semi-detached cottage has the potential to be a fantastic starter home or investment opportunity.

The frontage of the property provides a small patio area, an ideal low maintenance space with the potential of creating a parking space, a factor that existed prior to the construction of the front porch.

Upon entry, an enclosed porch highlights an updated combi gas boiler, continuing through to the efficiently designed kitchen, with plentiful storage and appliance positioning. A functional front facing living area gives staircase access to the first floor.

The property's spacious double bedroom and family bathroom are located on the first floor. With convenient integrated storage apparent over the stairway bulk head.

Agent Note:

CASH BUYERS Only

Heating - Mains Gas Central Heating

Drainage & Water Supply - Mains (SWW)

Council Tax Band - A*

*Subject to re-banding by local authority upon Sale.

Parking - On-Street Parking is available in close proximity, with nearby Permit car parks of Mill Road and Simmons Park.



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.

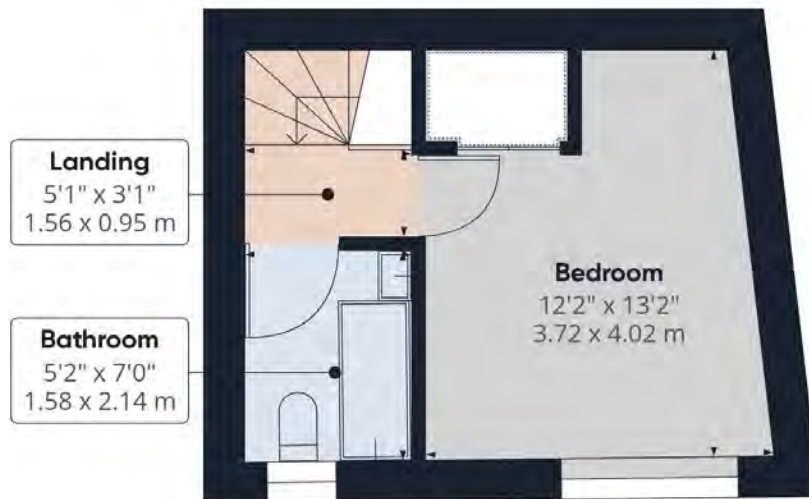
From Okehampton there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Okehampton is particularly attractive with many opportunities for riding, walking and outdoor pursuits.



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:





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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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