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Oxborough
Phillips

Changing Lifestyles

Garden Flat, The Leaze Okehampton EX20 1EF



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £170,000



Changing Lifestyles

01837 500600

Garden Flat, The Tors, Okehampton, EX20 1EF.



A deceptively spacious ground floor flat, with an array of nearby amenities and transport links, alongside an upgraded kitchen suite, dedicated parking and the added benefit of no onward chain...

- Ground Floor Modern Flat
- Offering Two Bedrooms
- Brand New Howdens Kitchen Suite
- Spacious Living/Dining Area
- Designated Resident Parking
- Communal Rear Gardens
- Mains Gas Central Heating
- Popular Market Town Location
- Close Proximity to Local Amenities
- Superfast Fibre Broadband Area
- Tenure - Leasehold
- Council Tax Band - B
- EPC - C



Are you looking to take your first steps on the property ladder, or possibly looking for a local investment? This ground floor flat provides plentiful living space, with the added benefit of nearby train links and convenient access to the bustling market town centre.

The southern edge of Okehampton provides commutable access to nearby local hotspots of Simmons Park, Granite Way cycle route and endless opportunities to explore Dartmoor's unspoilt landscape.

The Garden Flat comprises one of seven flats that have been incorporated into this established stone-built property following advanced renovations from a former care home, with work completed in 2012.

Upon approach, the property itself is of an attractive nature, as a result of neutral render tones and a combination of large sash window units. Allocated parking for number 7 can be found adjacent to the main building, with ample space for two vehicles.



The designated entrance for this flat can be found to the rear of the main building, directly opposite the communal gardens.

As you enter, you will take your first steps into the large open plan living/dining area. This reception space can accommodate a selection of furnishings, alongside practical hard-flooring, super-fast fibre broadband connection and archway access into the kitchen.

The kitchen suite has recently been updated, now providing a sleek Howdens design, boasting a full selection of integrated appliances for optimum convenience and practicality.

The private accommodation consists of two admirable bedrooms, both of which can accommodate a double layout, plus the added benefit of built-in storage. Bedroom one embraces a wealth of natural light, with doorway access directly out to the rear gardens. The family bathroom is positioned centrally, a neutral décor theme, with shower over bath facilities.

To the exterior, the communal gardens are pleasant, majority laid to lawn, with external storage for bins and elevated views over the surrounding town landscape.

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The property is situated within the popular Station Road district, to the south facing edge of the market town 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 with the college rated 'Outstanding' by Ofsted. 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:





Approximate total area^{††}
674.52 ft²
62.66 m²

†† Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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