



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

8 Broadpark  
Okehampton  
EX20 1BR



BRITISH  
PROPERTY  
AWARDS

2023

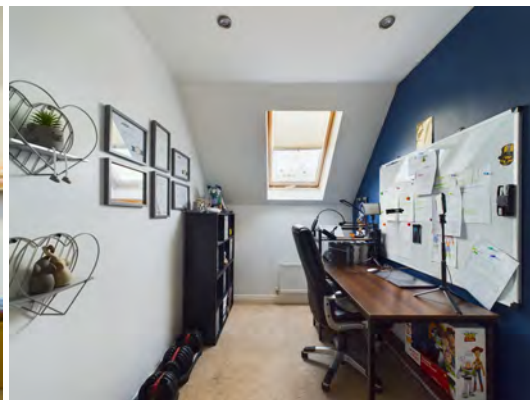
★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN OKEHAMPTON



**Guide Price - £230,000**



Changing Lifestyles

01837 500600

# 8 Broadpark, Okehampton, EX20 1BR.

A modern style terraced home, boasting three floors of living accommodation, an enclosed rear garden and off-road parking, all whilst being situated on the distinguished edge of Dartmoor...



- Modern Style Mid-Terraced Home
- Offering Three Double Bedrooms
- Accommodation over Three Floors
- Spacious Living/Dining Room
- Contemporary Kitchen
- Master En-Suite & Shower Room
- Single Garage & Off-Road Parking
- Low Maintenance Rear Garden
- Close to Local Amenities
- Convenient Commutable Links
- Main Gas Central Heating
- Council Tax Band - C
- EPC - C



Are you searching for a property that boasts off-road parking and spacious living accommodation throughout, all whilst being positioned close to local amenities, transport links and the distinguished edge of Dartmoor on your doorstep?

Number 8 is a modern style mid-terraced home, situated within a popular residential housing development constructed by the well-known developer Barratt Homes. The frontage is particularly attractive, with a stonework exterior and an array of double-glazed window units.

This town house provides living accommodation evenly dispersed over three floors, including a private master suite to the upper second level. The entrance hall provides convenient access to the efficiently designed kitchen space, cloakroom and rear facing living room. The living/dining room consists of a pleasant reception room, with ample floorspace for an array of furnishings and a wealth of natural light from the patio doors.

The centrally located stairwell leads you to the first floor, with access to two well-dimensioned bedrooms and recently updated walk-in shower room. Both front and rear facing bedrooms were initially designed to offer comfortable double bedrooms with integrated storage provisions. The current owners have re-configured the third bedroom to create two single rooms of private accommodation via a stud wall partition.

Ascending to the second floor, the master bedroom offers a respectable double bedroom, with sufficient storage and floorspace combined. As a result of further layout adjustments, an additional office room has been created; ideal for those looking to utilise this versatile space for working from home or a nursery if necessary. A further benefit to this family home is the convenient addition of a contemporary shower room on the second floor, combined with popular wall panelling and a wealth of natural light from the Velux window.

To the exterior, the property benefits from an enclosed rear garden, a compact space that has been recently updated to provide a low maintenance composite decked terrace. From here, there is direct side access to the garage, a desirable asset for most. The garage and designated parking area can be accessed via the end of terrace driveway.

# 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 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.

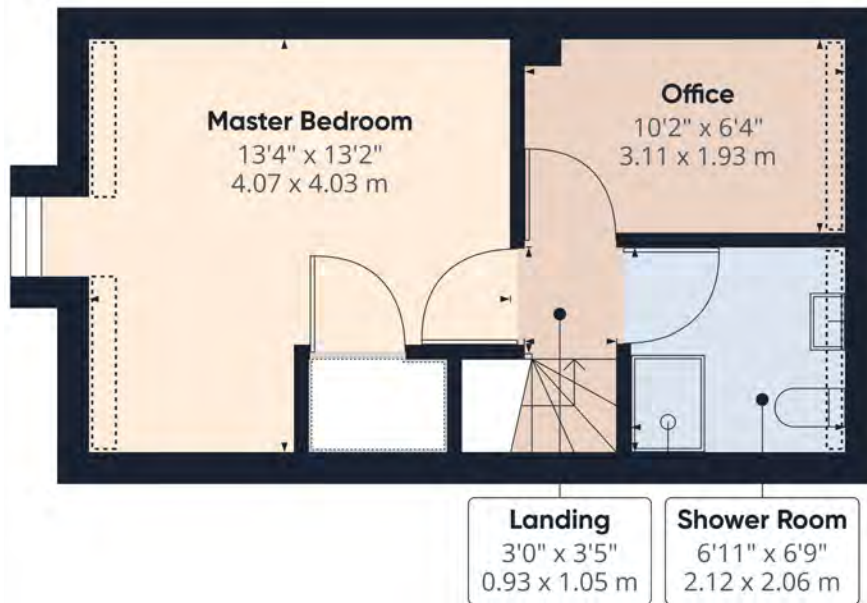
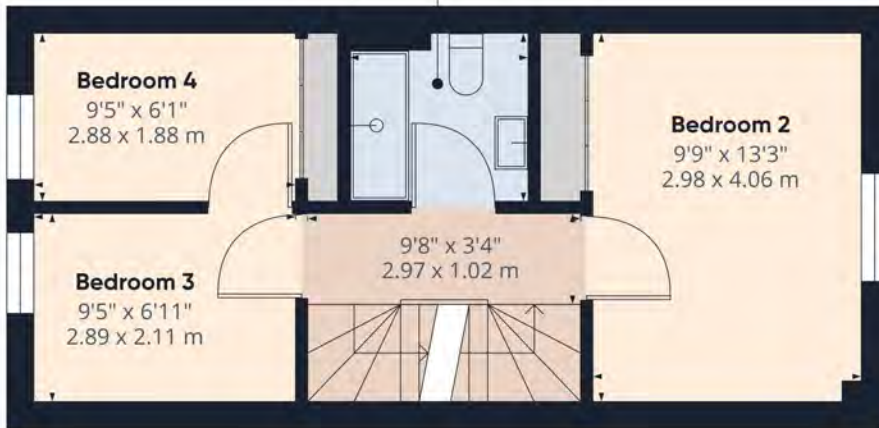
From Okehampton there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Okehampton is particularly attractive with many opportunities for riding, walking and outdoor pursuits.



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:





## 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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