



Bond
Oxborough
Phillips

Changing Lifestyles

2 Kempley Road
Okehampton
EX20 1DS



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £200,000



Changing Lifestyles

01837 500600

2 Kempley Road, Okehampton, EX20 1DS.

A charming mid-terraced stone built home, boasting accommodation dispersed over three levels, all whilst being positioned only moments from the town centre, convenient transport links and local hotspots...



- Established Mid-Terrace Home
- Built Circa. 1890
- Previous Cobblers Home
- Accommodation Over Three Levels
- Offering Two Bedrooms
- Cosy Living Area & Sunroom
- Off-Road Parking to the Frontage
- First Home/Investment Opportunity
- Mains Gas Central Heating
- No Onward Chain
- Council Tax Band - B
- EPC - TBC



Are you on the hunt for your first home or eager to expand your rental investments?

Nestled along the charming Kempley Road, this delightful mid-terraced residence beckons with its convenient proximity to Okehampton's vibrant town centre, renowned Simmons Park, and the recently reinstated railway station, ensuring effortless transportation access.

Number two embraces a wealth of timeless charm and modern living aspects. As you approach, the appealing stone-fronted exterior will capture your attention, as well as the front driveway which allows you to park your vehicle off-road, hassle-free behind the iron cast gate. Ready for immediate occupancy, minimal adjustments are needed, leaving ample room for personal touches in décor.



As you enter through the now called sunroom, a perfect spot for relaxation or maybe a designated dining area, seamlessly leading into the generously proportioned living room spanning 151 sqft.

Adjacent lies the kitchen, boasting white storage units, space for an appliance, and additional wall space. Further concealed storage awaits next to the rear door, granting access to the covered external storage area—an ideal hideaway for bicycles, recycling bins, or whatever you fancy tucking out of sight.

As you move on up through the home, the first floor presents a spacious double bedroom with the first of two bathrooms, while the top level unveils another sizable double bedroom and the second bathroom. The second-floor bedroom features hardwood flooring, built-in storage solutions, and a dormer window flooding the space with natural light.

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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.

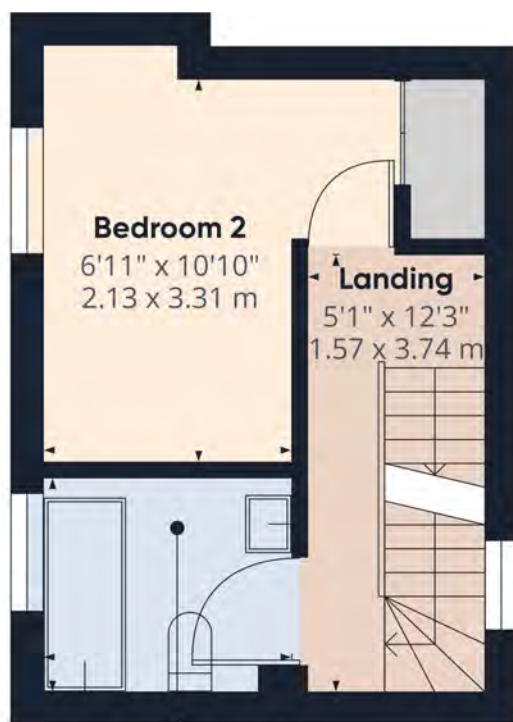
From Okehampton there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Okehampton is particularly attractive with many opportunities for riding, walking and outdoor pursuits.



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:





Bathroom
7'2" x 6'2"
2.20 x 1.90 m



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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