



5 Kimberlands Northlew EX20 3NQ



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £210,000



5 Kimberlands, Northlew, EX20 3NQ.



A wonderful mid-terrace property positioned within a peaceful cul-de-sac, boasting two bedrooms, an enclosed garden, designated parking, plus unspoilt countryside views...

- Modern Style Mid-Terraced House
- Offering Two Bedrooms
- Spacious Living Room
- Enclosed Rear Garden
- Designated Off-Road Parking
- Surrounding Countryside Views
- Solar Photovoltaic Panels (Freehold)
- Electric Heating Throughout
- Mains Connected Utilities
- Superfast Broadband Connectivity
- Tenure - Freehold
- Council Tax Band - B
- EPC - D



Are you searching for your first home, possibly downsizing within the local area, or considering re-locating to a picturesque Devonshire village? This mid-terraced property offers modern style convenience alongside the benefit of being surrounded by unspoilt countryside...

Number 5 was constructed in 1995, a modern style property that is positioned moments from the traditional village square of Northlew. The area itself provides a strong sense of community, a primary school and a well-renowned pub; The Green Dragon.

Upon approach, you are greeted by a pleasant front garden which offers a delightful paved walkway direct to the front entrance. The property's designated parking amenities are located at the end of the terrace, the allocated bay can accommodate up to two vehicles.

As you enter, it is apparent that the ground floor boasts a free-flowing layout including a spacious living room and archway access through to the rear kitchen/dining room. The living room is a relaxing reception space that provides ample floorspace for an array of furnishings, plus a wealth of natural light and convenient stairway access to the first floor.

The kitchen offers plentiful worktop space, the opportunity for multiple household appliances and far-reaching views that span beyond the enclosed rear garden.

Ascending to the first floor, the compact landing area takes host to two respectable double bedrooms and an updated family bathroom. Bedroom one is of a fantastic dimension, with generous floorspace and practical storage opportunities. Bedroom two is also a good-sized room, benefiting from a large window unit that embraces plentiful natural light, plus the chance to spectate exquisite views of surrounding countryside.

Externally, the house offers an enclosed rear garden, accessed via the kitchen internally. The fence line bordering provides a secure boundary, alongside flowerbed bordering, an efficiently sized lawn section and patio seating area.

This property benefits from solar photovoltaic panels that have been installed on both front and rear elevations, offsetting energy costs substantially for this compact household.



Changing Lifestyles

This charming and unspoilt village is centred around its traditional square which benefits from a popular Inn, primary school, and even a bus service to Bideford and nearby market town of Okehampton.

The village itself lies amidst the foothills of Devonshire countryside, with convenient access to neighbouring towns of Holsworthy, Hatherleigh and Okehampton. Between them there is an excellent range of local and national shops, professional services, leisure amenities, and schools.

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

Approximate total area⁽¹⁾

735.71 ft²

68.35 m²



Floor 1

(1) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.