

# 99 Kellands Lane Okehampton EX20 1FS



**Guide Price - £237,500**

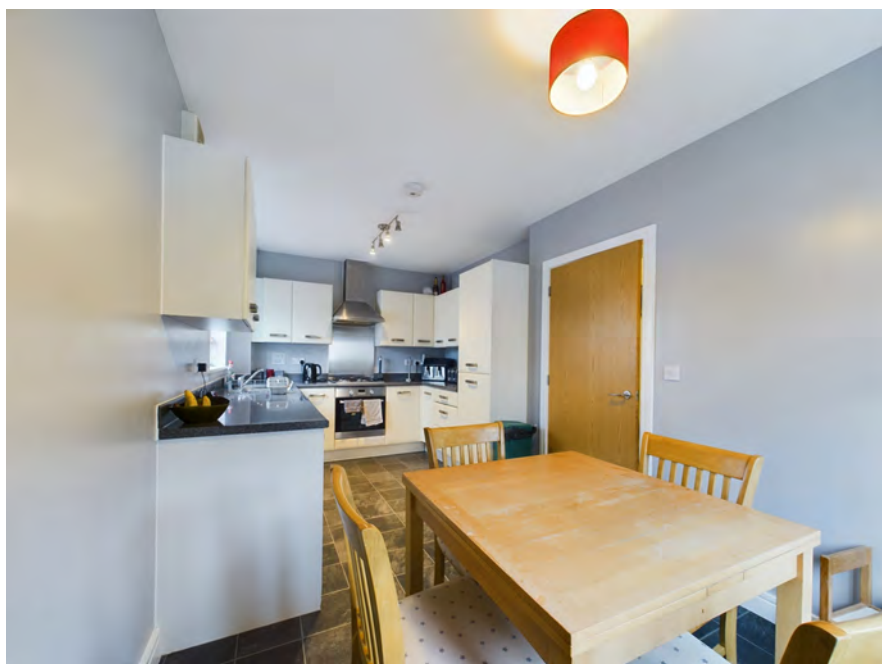


# 99 Kellands Lane Okehampton EX20 1FS

Nestled in a popular residential area on the outskirts of Okehampton, this well-presented semi-detached home offers a blend of modern comfort and spacious living across four levels.



- Three-bedroom semi-detached over four floors
- Bright kitchen/diner and spacious living room
- Master bedroom with ensuite
- Family bathroom plus ground-floor WC
- Private garden for outdoor dining
- Off-street parking
- Close to Okehampton amenities
- Near Dartmoor National Park
- Station Being Built Nearby
- Council Tax Band - D
- EPC - C



Nestled in a popular residential area on the outskirts of Okehampton, this well-presented semi-detached home offers a blend of modern comfort and spacious living across four levels. The ground floor welcomes you with a light-filled kitchen/diner and a generous living room that opens to the rear, ideal for family gatherings and entertaining. The convenience of a ground-floor WC enhances practicality for busy family life.

Upstairs, spread over two additional floors, the property boasts three well-proportioned bedrooms, ensuring ample space for everyone. The second floor hosts the master bedroom, complete with ensuite facilities for added privacy, while a family bathroom on the same floor serves the other two bedrooms. Each room has been thoughtfully designed, providing a blend of comfort and functionality.



Outside, the home offers a private garden, perfect for relaxing or alfresco dining, along with off-street parking for added convenience. This property is conveniently located for easy access to Okehampton's amenities and transport links, as well as the scenic surroundings of Dartmoor, perfect for those who enjoy countryside walks and outdoor activities.

This is an ideal opportunity for families or couples looking to move into a welcoming community with the charm of Devon's countryside at their doorstep.

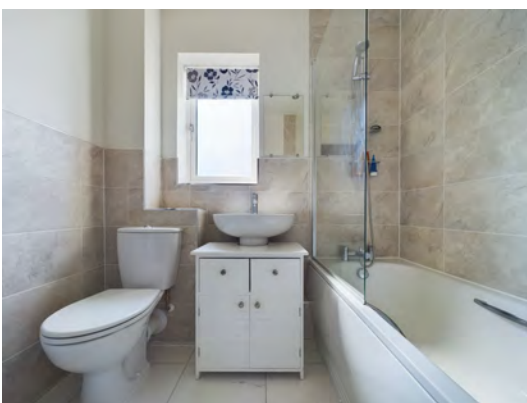


# Changing Lifestyles

The property is situated towards the eastern edge of Okehampton town, within the ever so popular Meldon Fields development. 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.



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for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





Floor 0



Floor 1



Floor 2

#### Approximate total area<sup>(1)</sup>

808.58 ft<sup>2</sup>

75.12 m<sup>2</sup>

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