

35 Crocken Tor Road
Okehampton
EX20 1TE



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £245,000



35 Crocken Tor Road, Okehampton, EX20 1TE.



A semi-detached family home located in a desirable area, offering three bedrooms, an enclosed rear garden, off-road parking, and convenient access to local amenities and transport links...

- Modern Semi-Detached Family Home
- Offering Three Bedrooms
- Practical Kitchen with Dining Space
- Family Bathroom
- Open-Plan Living and Dining Room
- Enclosed Rear Garden
- Off-Road Parking
- Close Proximity to Local Amenities
- Convenient Transport Links
- Combi Boiler Central Heating
- Ultrafast Fibre Broadband
- Council Tax Band - B
- EPC - C



Looking for a home that offers practical living in a sociable setting, with an enclosed rear garden and off-road parking? This property provides just that, along with convenient access to major transport links and the stunning landscapes of Dartmoor National Park. Whether you're a first-time buyer, a growing family, or someone looking for a peaceful home in a desirable location, this property is the ideal choice.

Upon entering, you'll find a well-designed layout that caters to modern family life. The ground floor opens into a spacious open-plan living and dining room, filled with natural light from French doors that open directly into the private rear garden. This adaptable space works well for relaxed evenings, children playing during the day, or hosting family gatherings. The flow between the living room and garden makes it easy to extend your living space into the outdoors, perfect for warmer months.

Just around the corner, the kitchen offers a practical layout, with plenty of storage and workspace to suit all your cooking needs. The kitchen is designed so that it's easy to stay connected with the rest of the home, whether you're preparing meals or keeping an eye on children.



Upstairs, there are three comfortable bedrooms, each designed with family living in mind. The main bedroom provides ample space for a bed and offers potential for built-in wardrobes to maximize storage. The second and third bedrooms offer plenty of flexibility, whether you need extra space for guests, a home office, or a playroom. The family bathroom on this floor is functional and provides a convenient space for the whole family.

Outside, the enclosed rear garden offers a safe, low-maintenance area perfect for children to play or for relaxing with friends and family. The garden is mainly laid to lawn, with raised flower beds adding a personal touch and splitting the patio area. The space is perfect for summer barbecues, gardening, or simply enjoying some outdoor peace. Access to the garden is easy via a side gate, offering additional convenience.

With off-road parking available, you won't need to worry about finding a spot when you return home. This property offers a perfect balance of comfort, practicality, and outdoor space, making it ideal for a growing family or anyone seeking a relaxing space to call home.

Located near schools, local shops, and with easy transport links, this home offers the best of both town and countryside living, ensuring you're never far from what you need.

Changing Lifestyles

Nestled on the northern edge of Dartmoor, Okehampton is a charming Devon market town that combines rural beauty with modern conveniences. Known as the "Gateway to Dartmoor," Okehampton offers a vibrant community atmosphere surrounded by rugged moorland and scenic countryside, perfect for nature lovers and outdoor enthusiasts.

The town itself boasts a range of amenities, including independent shops, cafes, and a historic market, as well as larger supermarkets and leisure facilities. The nearby Dartmoor National Park provides endless opportunities for hiking, cycling, and exploring, with stunning views and a wealth of wildlife.

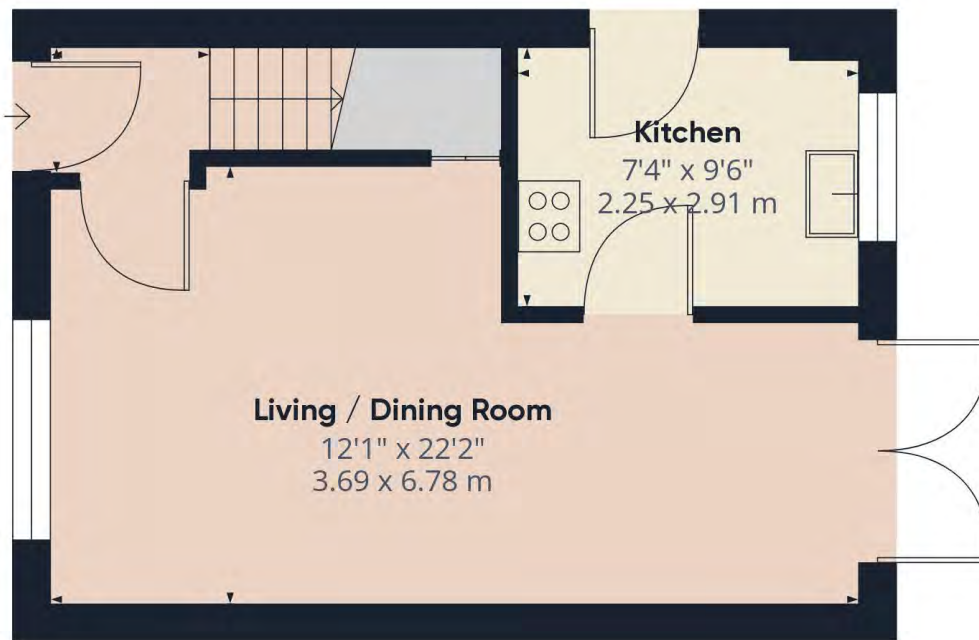
Okehampton also has excellent local schools, a community hospital, and a strong sense of local pride. With easy access to Exeter and the A30, the town blends the tranquility of rural life with the convenience of city connections. For those seeking a balance between countryside charm and modern amenities, Okehampton offers an ideal lifestyle with the wild beauty of Dartmoor right on its doorstep.



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:



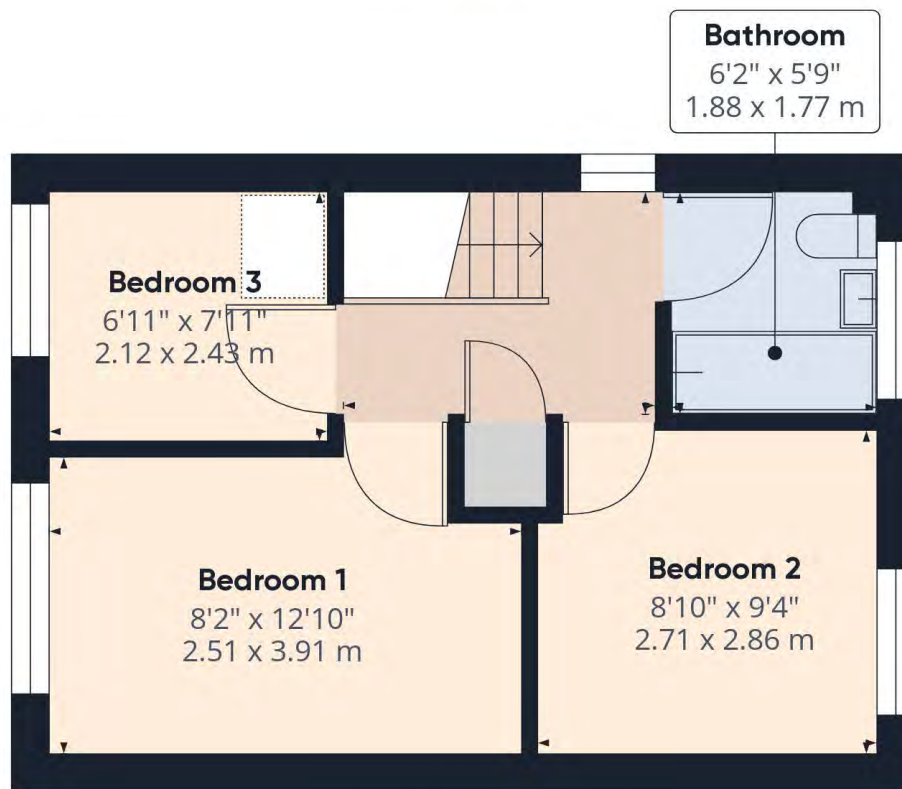


Approximate total area⁽¹⁾

659.5 ft²

61.27 m²

Floor 0



Floor 1

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.