



# 19 Upcott Valley Okehampton EX20 1UX



**Guide Price - £450,000**





# 19 Upcott Valley, Okehampton, EX20 1UX.

Nestled in the sought-after location near Okehampton Rugby Club, this versatile and spacious 4/5-bedroom home offers an excellent opportunity for family living or multi-generational accommodation...



- Great Location Near Rugby Club
- 4/5 Bedrooms Over Three Floors
- Spacious Kitchen/Dining Room
- Ground Floor En-Suite Option
- Master Bedroom With En-Suite
- Private And Peaceful Garden
- Garage And Driveway Parking
- Flexible Multi-Generational Layout
- Close to Local Amenities
- Combi Boiler Central Heating
- Ultrafast Fibre Broadband Connection
- Council Tax Band - D
- EPC - TBC



Nestled in the sought-after location near Okehampton Rugby Club, this versatile and spacious 4/5-bedroom home offers an excellent opportunity for family living or multi-generational accommodation. Spread over three floors, this impressive property boasts a wealth of space and potential, all set within a private and peaceful setting.

As you step inside, you'll be welcomed into a generous and bright living space that flows seamlessly through to the heart of the home—a large kitchen/diner. The well-appointed kitchen features ample storage, modern appliances, and plenty of worktop space, making it ideal for preparing family meals or entertaining guests. The adjoining dining area overlooks the garden, providing a lovely spot to enjoy meals with friends and family.

The ground floor also houses a flexible living room/bedroom 5, complete with an en-suite, making it a fantastic option for a self-contained space suitable for older relatives, teenagers, or even as a guest suite.

The first floor offers an additional living room with plenty of natural light and a convenient WC. This layout provides great flexibility for larger families or those looking to create distinct zones for work, play, and relaxation.

The second floor features three well-proportioned bedrooms, including a master bedroom with an en-suite shower room, and a family bathroom serving the remaining two bedrooms. An additional bedroom on this floor provides options for a study, nursery, or dressing room.

Outside, the private rear garden offers a peaceful retreat, perfect for relaxing, gardening, or entertaining. The property further benefits from a single garage and ample driveway parking, ensuring there's plenty of space for vehicles.

With its adaptable layout, spacious interiors, and prime location close to local amenities, schools, and transport links, this property is an excellent choice for families of all sizes. Whether you're looking for a home to grow into or the potential to create a multi-generational living space, this home ticks all the boxes.

Don't miss the opportunity to make this fantastic property your own—contact us today to arrange a viewing.





# Changing Lifestyles

The property is situated within a popular development towards the northern 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 modern hospital and leisure centre in the attractive setting of Simmons Park.

There is schooling from infant to sixth form level, provided by the established college, primary school and modern St James CofE primary facility. 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  
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**01837 500600**  
for more information or to  
arrange an accompanied viewing  
on this property.

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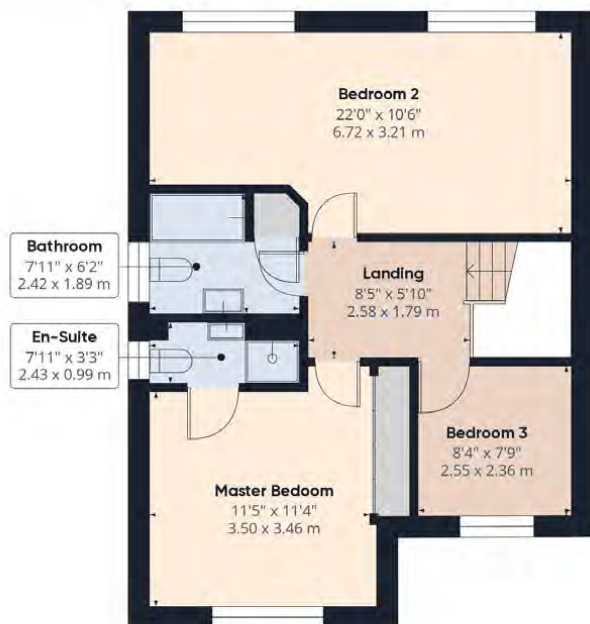




Floor 0



Floor 1



Floor 2

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

1651.6 ft<sup>2</sup>

153.44 m<sup>2</sup>

## 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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