

# 23 Craon Gardens Okehampton EX20 1SY



BRITISH  
PROPERTY  
AWARDS

2024



GOLD WINNER

ESTATE AGENT  
IN OKEHAMPTON



## Guide Price - £240,000



Changing Lifestyles

01837 500600



# 23 Craon Gardens, Okehampton, EX20 1SY.



A charming three-bedroom home in Craon Gardens, offering modern comfort, versatile living spaces, and a low-maintenance garden, perfectly situated near Okehampton town centre and Dartmoor National Park...

- Popular Location within Town
- Three Spacious Bedrooms
- Bright Inviting Living Room
- Modern Kitchen with Fitted Appliances
- Versatile Sunroom with Garden Access
- Low-Maintenance Fully Decked Garden
- Dedicated Driveway
- Close Okehampton Town Centre
- Quiet Family-Friendly Neighborhood
- Easy Access A30 Exeter
- Near Dartmoor National Park
- Council Tax Band - C
- EPC - TBC



Located in the sought-after residential area of Craon Gardens, this three-bedroom semi-detached house offers an ideal opportunity for families or first-time buyers seeking a comfortable and conveniently located home.

The ground floor begins with a spacious and welcoming living room, showcasing wood-effect flooring and neutral décor. The staircase serves as a central feature, leading to the first floor and adding to the room's character. From here, a doorway takes you to the kitchen/dining area. The kitchen is well-appointed with modern cabinetry, integrated appliances, and ample workspace for cooking and entertaining. Adjacent to the kitchen, the sunroom provides a bright, versatile space, suitable as a playroom, home office, or additional dining area. This room also offers direct access to the rear garden.

Upstairs, the property comprises three bedrooms. The primary bedroom is a generously sized double, offering plenty of storage potential. The second bedroom is another spacious double, while the third bedroom is perfect for use as a single room, nursery, or home office. Completing the first floor is a modern family bathroom, equipped with a bath, overhead shower, pedestal wash basin, and WC.



The outside space is thoughtfully designed for practicality and ease of maintenance. The rear garden is fully decked, providing a private area ideal for outdoor dining or relaxing during the warmer months. At the front, the property features a small lawned area and a driveway with off-road parking for two vehicles.

Situated in a quiet, family-friendly area, the home is conveniently close to Okehampton town centre. The town offers a variety of independent shops, cafés, and essential amenities. For those who enjoy outdoor activities, Dartmoor National Park is just a short distance away, offering endless opportunities for walking, cycling, and exploring. The property also benefits from excellent transport links, with easy access to the A30 connecting you to Exeter and surrounding areas.

Combining practicality, charm, and a great location, this property is a fantastic choice for anyone looking to settle in a vibrant and welcoming community. Early viewing is highly recommended to fully appreciate everything this home has to offer.



# 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.

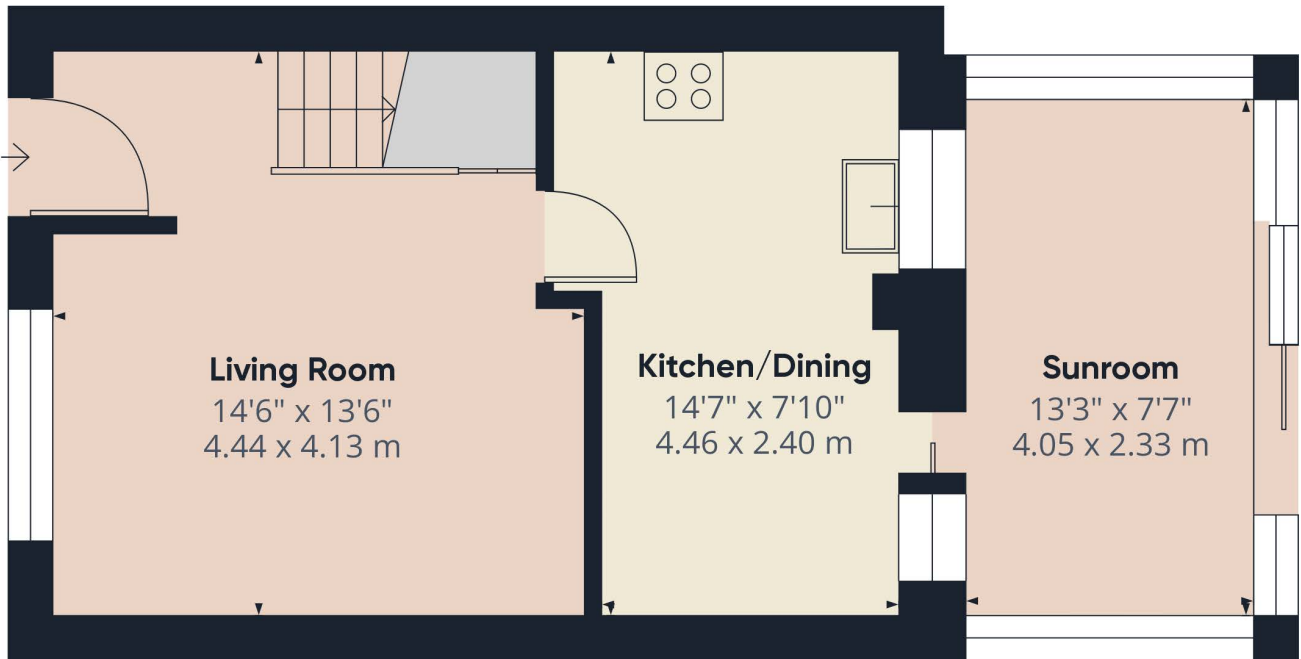
Scan here for our Virtual Tour:



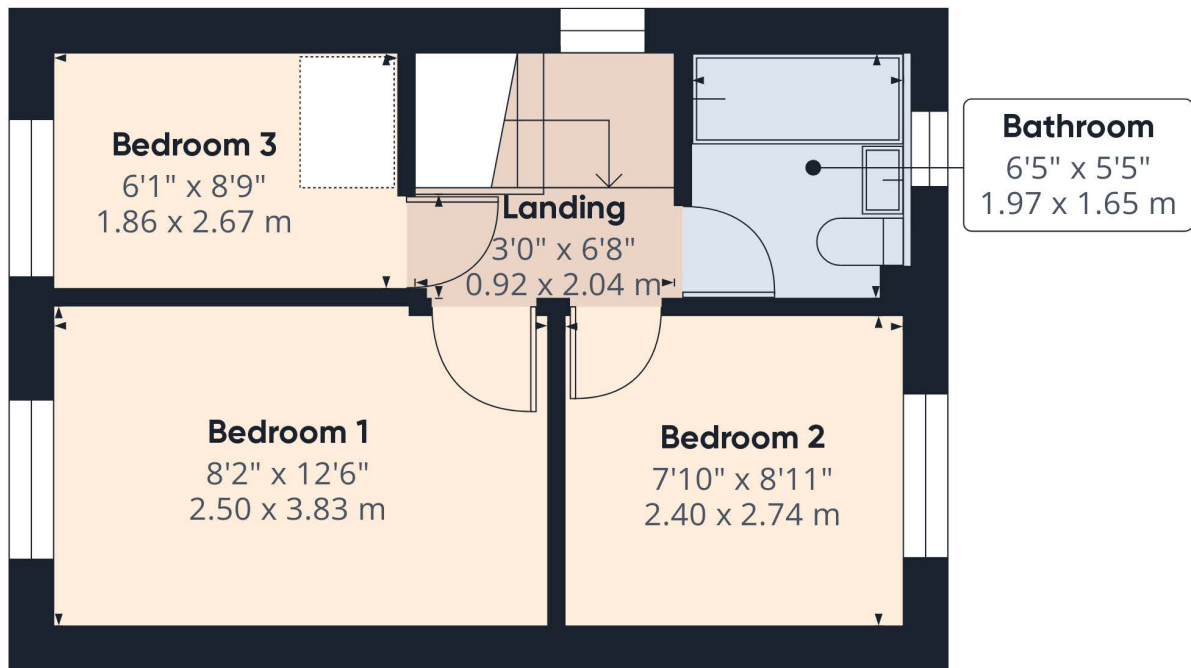
## Approximate total area<sup>(1)</sup>

704.93 ft<sup>2</sup>

65.49 m<sup>2</sup>



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.