



Turpins Plot  
Okehampton | Devon



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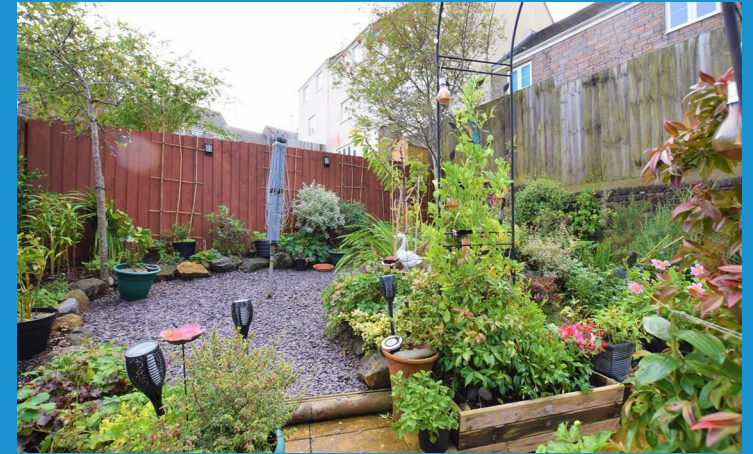


Located in a convenient position for the nearby Town Centre, A30 and Dartmoor National Park is this modern end of terrace 3 double bedroom town house. The property is well presented throughout together with a landscaped rear garden and ample off-road parking.

A storm porch opens into an entrance hallway. Leading off the hallway is the ground floor double bedroom conveniently opposite a WC. Also on the ground floor is a useful utility room offering space for white goods and a door out to the garden. A staircase leads up to the first floor landing giving access to a front aspect L shaped sitting/dining room with a feature Juliet balcony off the sitting area. A distant view is enjoyed towards open countryside. To the rear of this reception room is a large bespoke built in cupboard housing a home office and additional storage. Overlooking the rear garden is the kitchen/dining room with a range of modern eye and base level units.

On the second floor are 2 generous double bedrooms. The master bedroom is front aspect and features another Juliet balcony plus an ensuite shower room. The rear bedroom is a good size with built-in wardrobes and a view over the rear garden. The Jack and Jill family bathroom has a matching three-piece suite and open into the hallway and rear bedroom.

To the rear of the property is a gently sloping enclosed garden that has been carefully landscaped by our vendor to have a colour and interest all year around. There are well stocked flower borders surrounding areas of chippings and paving. To the side of the garden is a greenhouse. In front of the house is a single garage with a block paved driveway.



## Situation

The market town of Okehampton nestles on the Northern fringes of the Dartmoor National Park and lies approximately 23 miles to the West of the Cathedral City of Exeter the M5 and beyond. Within the town there is a wide range of local and national shops to include a Waitrose and Victorian shopping arcade. For those keen on sport there a number of excellent clubs and facilities to include swimming, golf, rugby and football, two gyms and a leisure centre. Education caters for children up to the age of eighteen and there are numerous nurseries available for preschool age children.

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## Ground Floor

Covered Porch

## Garage

18'8" x 9'3" (5.69m x 2.82m)

## Bedroom 3

9'8" x 8'10" (2.96m x 2.70m)

## Utility Room

6'5" x 6'0" (1.98m x 1.83m)

## W/C

5'10" x 2'11" (1.80m x 0.89m)

## First Floor Landing

## Kitchen/Diner

15'7" x 9'8" (4.75m x 2.95m)

## Living Room

18'8" max x 15'7" max (5.71m max x 4.77m max)

## Second Floor Landing

## Bedroom 1

13'6" x 8'5" (4.14m x 2.59m)  
excluding wardrobes

## En-Suite

8'11" x 3'10" (2.72m x 1.17m)

## Bedroom 2

13'8" x 9'1" (4.17m x 2.79m)  
excluding wardrobes

## Bathroom

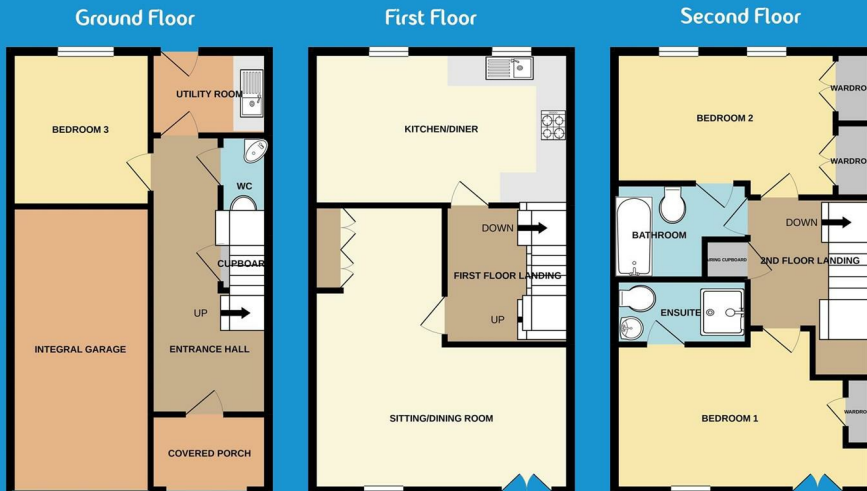
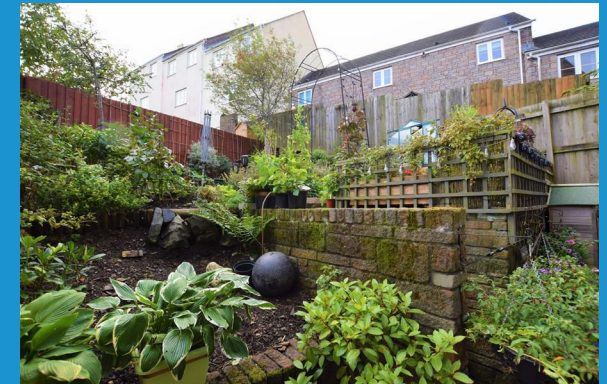
6'5" x 5'6" (1.96m x 1.68m)

## Services

Mains Electricity, Gas, Water and Drainage.  
Gas Central Heating.  
Council Tax Band C.

## Agents Note

The vendor has informed us there is a payment of £13.00 per month made to Meedfleet for them to maintain and manage all the communal area and play parks on the development.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	77	87

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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