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## Oakfield Bungalow, Folly Gate Okehampton, EX20 3AD

A well appointed two bedroom detached detached bungalow  
in need of some updating and improvement with no on-going

Okehampton 2.5 Miles A30 4 Miles Exeter 27 Miles

• Kitchen/Dining Room • Sitting Room • 2 Bedrooms • Bathroom • Double  
Glazing & Oil Fired Central Heating • Gardens • Garage & Parking • Storage  
Sheds • No Ongoing Chain. •

**Guide price £200,000**

Cornwall | Devon | Somerset | Dorset | London

## SITUATION

The property is situated within the heart of the small village of Folly Gate in a non estate position, set back off the A386. Folly Gate is a popular rural community lying approximately 2.5 miles from Okehampton and boasts a well known village inn, together with village hall and church located at Inwardleigh. Okehampton has an excellent range of recreational facilities including a state of the art leisure centre in the attractive setting of Simmons Park, together with golf, tennis and other sports clubs. There is an expanding college with sixth form and a modern hospital. From Okehampton there is easy access to the A30 dual carriageway providing a direct link to the Cathedral and university city of Exeter a further 23 miles away with its M5 motorway, main line rail and international air connections. The Dartmoor National Park is famed for its hundreds of square miles of unspoilt scenery with many opportunities for riding, walking and outdoor pursuits. There is also comparatively easy access to the north and south coasts of Devon with some attractive beaches and delightful coastal

scenery.

## DESCRIPTION

Oakfield Bungalow comes to the market for the first time in many years, believed to have been built in the 1930's, with a more modern rear extension. The property benefits from recently installed upvc double glazing, together with a oil Rayburn, providing a domestic hot water, cooking facilities and central heating through radiators. The property is in need of some updating and modernisation, but offers a fantastic opportunity to create an attractive home. In brief, the property comprises a kitchen/ breakfast room, sitting room, two bedrooms and bathroom. The gardens surround the property to four sides and incorporate lawned gardens, parking and garage, together with a rear garden and outbuilding. The property is offered with no forward chain and viewing is highly recommended.

## ACCOMMODATION

Via upvc door to glazed porch with timber door to KITCHEN: Matching range of base cupboards



and drawers, worksurfaces over, larder cupboard and wall mounted cupboards over. Single bowl sink and drainer, space for electric cooker, double glazed window to rear and window to side. Oil fired Rayburn providing domestic hot water, central heating and cooking facilities. Wall mounted electric meters. Door to INNER HALL: Built in airing cupboard housing hot water tank and immersion and linen shelving. Door to BATHROOM: White suite comprising low level WC, pedestal wash hand basin with tiled splash backs, bath with electric shower over, radiator, opaque double glazed window to rear.

SITTING ROOM: Double aspect windows, radiators, solid fuel stove inset in fireplace with tiled surrounds, built in shelved cupboard. Door to BEDROOM 2: Double glazed window to side, radiator, access to loft space. INNER LOBBY: With door to front porch and door to BEDROOM 1: With window to front, a range of fitted wardrobe cupboards and drawers, radiator.

## OUTSIDE

Double iron gates open to a gravelled driveway with parking for 2-3 cars, this leads to a timber garage with up and over door, with power and light connected. The gardens surround the property to all four sides with a concrete path running around the bungalow and incorporate areas of lawn, with numerous flower, shrubs and tree borders. A galvanised tin STORE lies to the rear and incorporates a WOOD STORE and adjoining WORKSHOP.

## SERVICES

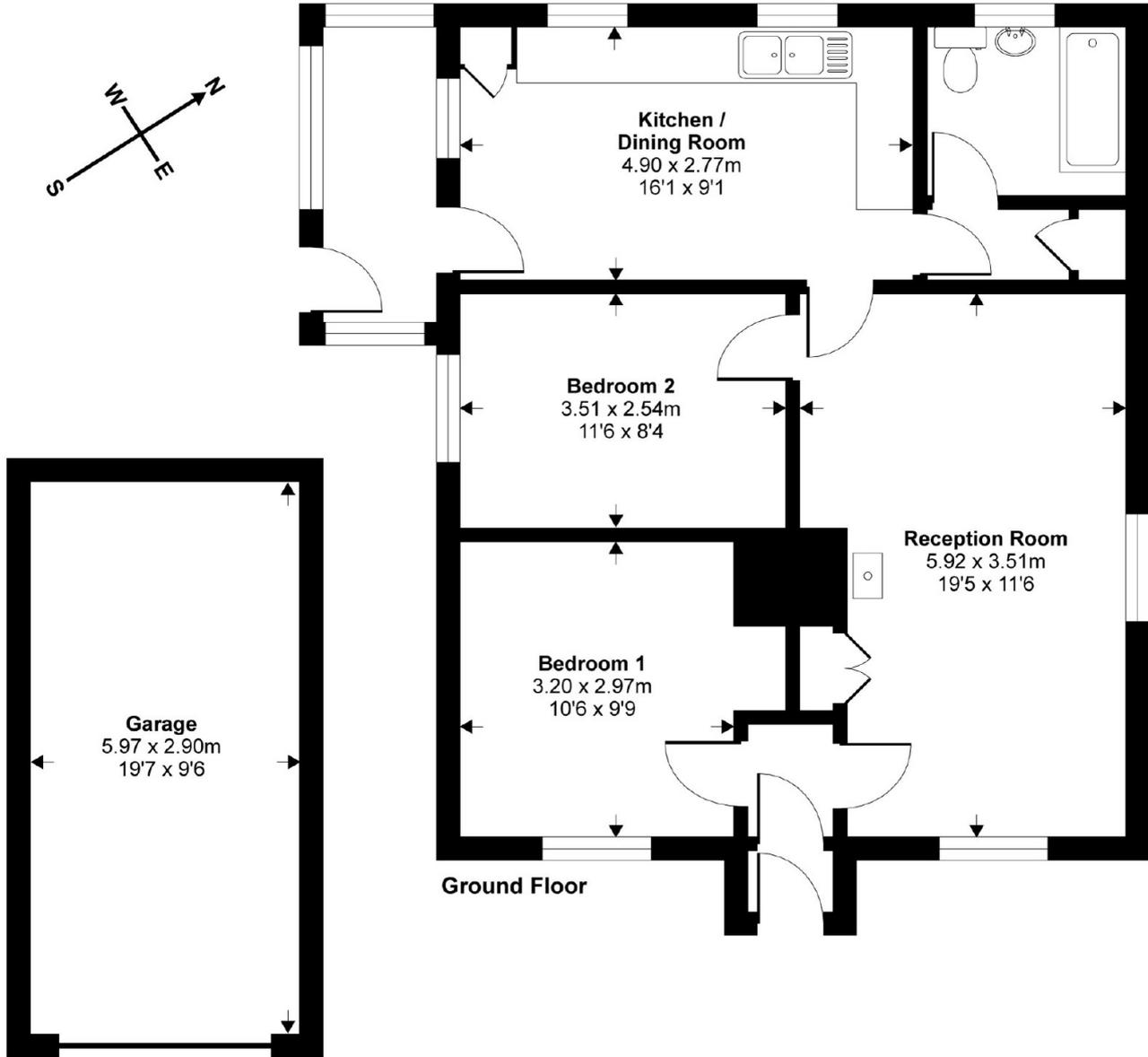
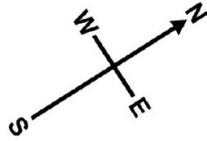
Mains Electricity, Water and Drainage. Oil Fired Central Heating.

## DIRECTIONS

From Okehampton town centre, turn right between Lloyds bank and the town hall, as if for Hatherleigh. Proceeding straight across the mini roundabout and up the hill, continue until reaching the T-junction (Elmead Cross) and turn right onto the A386, as you enter Folly Gate, on the long straight, Oakfield Bungalow can be found shortly after the village hall upon your left hand side, identified by a Stags for Sale Board.



Approx. Gross Internal Floor Area  
85.6 Sq Metres 922 Sq Ft (Includes Garage)



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions						
(92-100) <b>A</b>	(82-100) <b>A</b>						
(81-91) <b>B</b>	(61-81) <b>B</b>						
(69-80) <b>C</b>	(49-60) <b>C</b>						
(55-68) <b>D</b>	(39-48) <b>D</b>						
(39-54) <b>E</b>	(29-38) <b>E</b>						
(21-38) <b>F</b>	(11-28) <b>F</b>						
(1-20) <b>G</b>	(1-10) <b>G</b>						
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions						
			71			61	15
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		