



OKEHAMPTON OIRO £129,950



6 Oaklands Residential Park, Hatherleigh Road, Okehampton EX20 1LG

SITUATION AND DESCRIPTION

An immaculately presented two bedroom park home situated on this greatly improved residential site towards the outskirts of Okehampton, within walking distance of the town centre and amenities.

Okehampton lies on the northern edge of Dartmoor National Park. It is approximately 30 miles from both the north and south Devon coasts. There are superb local beauty spots where one may enjoy walking, riding and fishing. The shopping area contains banks and supermarkets as well as many interesting locally owned shops. Primary and secondary education is well catered for in local schools. The recreation ground and park contains, amongst other things, a covered heated swimming pool. Most sports are available including 18 hole golf course, squash courts, indoor rifle range and thriving rugby and soccer clubs. The cathedral city of Exeter lies 22 miles to the East with an abundance of high street stores and the region's main airport.

A superb Tingdene Hayden classic, with well-appointed accommodation throughout and benefiting from the remainder of a Ten Year Warranty. With full double glazing, LPG central heating and current insulation, the property is very energy efficient. LPG is acquired through 'Park Gas' and can be arranged on a top-up basis and electricity is supplied via a Smart Digicard which can be acquired on site.

The generous plot has part rural views and there is off road parking for one car.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

KITCHEN/LIVING ROOM

14' 4" x 14' (4.37m x 4.27m)

Dual aspect; range of wall and floor mounted units under roll top worksurfaces; inset stainless steel sink and drainer with mixer tap; built-in eye level electric oven; gas hob with hood over; integrated fridge and freezer; appliance space and plumbing for dishwasher; appliance space and plumbing for automatic washing machine; two radiators; electric flame effect heater; open access to:

INNER HALLWAY

Doors to:

AIRING CUPBOARD

Radiator.





BATHROOM

6' 2" x 5' 8" (1.88m x 1.73m)

Obscure window to side; comprising panel enclosed shower chromium plated shower unit, low level w.c. and pedestal wash hand basin; vanity mirror and shaver socket; extractor fan; radiator.

BEDROOM TWO

9' 3" x 7' 11" (2.82m x 2.41m)

Window to rear; built-in wardrobe; radiator.

BEDROOM ONE

9' 7" x 7' 8" (2.92m x 2.34m)

Window to side; radiator.

DRESSING ROOM

Extensive clothes rail and shelving.



OUTSIDE:

The property is approached from the private driveway via steps to the main entrance. The plot is generous with space for storage sheds and adjoining parking for a car.

SERVICES

Mains electricity, mains water, mains drainage, LPG central heating.

OUTGOINGS

We understand this property is in band 'A' for Council Tax purposes.

VIEWINGS

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.

DIRECTIONS

From our offices in Okehampton proceed in a westerly direction turning right into Market Street. Continue for approximately half a mile turning right into Glendale Road. Proceed through the mini roundabout into Oaklands Residential Park where the property can be found on the right hand side.



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*** PL19, PL20, EX20**