



43 Leeze Park

43 Leeze Park, , Okehampton, Devon, EX20 1EE



SITUATION

The property is situated in Leeze Park, a popular residential area within easy walking of the town centre, open moor and popular train station to Exeter and beyond. The Granite Way cycle trail, which runs to the Dartmoor village of Lydford, can also be accessed at the top of Station Road, together with Okehampton golf course. 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. The 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.

DESCRIPTION

A much improved, extended and flexible detached bungalow situated within this favoured area of town. Offered in good order throughout, being double glazed and gas fired centrally heated. The property offers a well fitted modern kitchen and bathroom. Together with a large wet room which is off the main bedroom. There is an office and study and two further bedrooms. The light lounge to the rear offers a large picture window offering delightful views over the garden, rooftops and countryside beyond. Together with a cosy woodburning stove. Set below the house (reduced head height) is a most useful utility room and former home office, which could be utilised as potential gym, hobby or workshop space. Completing the property, are well stocked attractive garden areas to both front and rear, together with a driveway.

ACCOMMODATION

Via front entrance door to ENTRANCE HALL: Wood floor, doors to, BEDROOM 2: Window to front aspect, wardrobe cupboards and chest of drawers. BEDROOM 3: Wardrobe cupboard. Window to front aspect. FAMILY BATHROOM: Panelled bath, WC, pedestal wash basin with mirror/light over. Shower cubicle with electric shower over. Heated towel rail, fitted cupboards. Airing cupboard with linen shelving. Access to loft space with ladder and light (part boarded). SITTING ROOM: Large picture window overlooking garden and countryside beyond. Timber mantle with inset wood burning stove, wood floor, open aspect to STUDY: Fitted cupboards, window to side aspect, wood floor. KITCHEN: Range of fitted base, wall and larder

cupboards. Integral dishwasher, fridge/freezer, oven and microwave. Induction hob with extractor hood over. Sink and drainer with window to rear. BEDROOM 1: A spacious room with window to rear. WET ROOM: Shower area with mixer shower. WC, pedestal wash basin with mirror/light over, WC, roof light. OFFICE: With separate entrance door to front garden. Window to front aspect. Access to roof void.

OUTSIDE

Double gates open to a brick paved driveway. With access to the front and side doors. The front garden is enclosed and well tended with gravelled areas, interspersed with plants, shrubs, trees and borders. External socket and light. The rear garden offers a semi circular patio area adjoining the rear and combines gravelled areas and pathways, shrubs, borders and trees. Further paved seating are with pergola, SUMMERHOUSE with power, decked surrounds, paving and pond. GARDEN SHED. External tap and socket. Set underneath part of the house (reduced head height), a door opens to a STORE ROOM: Divided into two areas with further storage space underneath. Suitable as workshop, gym or home office space. UTILITY ROOM: Housing the gas central heating boiler, electric meters, sink and drainer with plumbing and space for washing machine.

SERVICES

Mains electricity, metered water, gas and drainage.
Broadband Coverage: Ultrafast available up to 1800 Mbps (Information from Ofcom).
Mobile Coverage: EE good outdoor and in home. 02 good outdoor, variable in home (information from Ofcom).

DIRECTIONS

For SAT NAV purposes the postcode is EX20 1EE
what3words farms.longer.mixes

Town Centre 0.5 Miles, A30 2 Miles, Exeter 25 Miles.

A well presented and adaptable three bedroom bungalow with attractive gardens and no ongoing chain.

- Sitting Room And Kitchen
- Three Bedrooms
- Study And Office
- Bathroom And En Suite
- Well Tended Gardens and Parking
- Flexible Accommodation
- No Chain
- Freehold
- Council Tax Band C
- EPC Band D

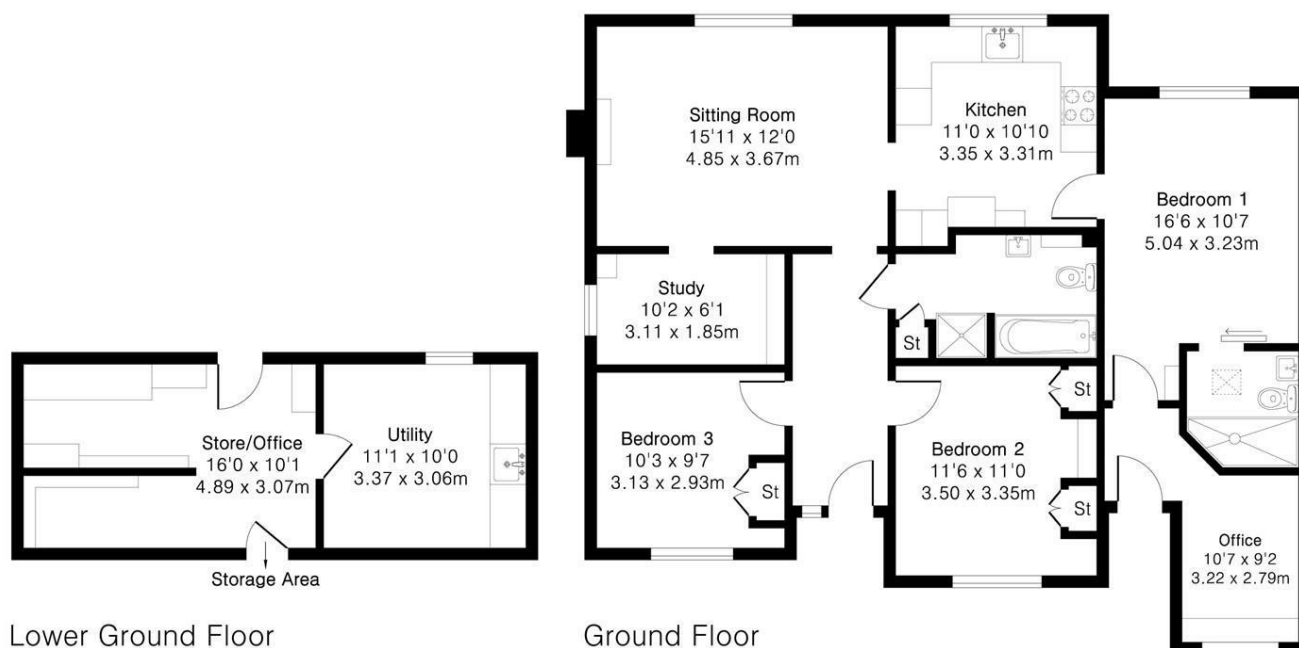
Guide Price £375,000



Approximate Gross Internal Area 1352 sq ft - 126 sq m

Lower Ground Floor Area 276 sq ft – 26 sq m

Ground Floor Area 1076 sq ft – 100 sq m



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(35-42)	G		
Not energy efficient - higher running costs			
England & Wales		64	72
EU Directive 2002/91/EC			

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