





# OKEHAMPTON GUIDE PRICE £110,000



**\*\*SOLD PRIOR TO MARKETING!!\*\***  
Ground floor flat within walking distance to the town with communal gardens & parking. No onward chain!

-  2 Bedrooms
-  1 Bathroom
-  1 Reception Room
-  EPC Rating TBC



- » Sold Prior to Marketing
- » Ground Floor, 2 Bed Flat
- » Convenient Town Centre Location
- » For Sale with No Onward Chain
- » Access to Communal Gardens

## The Property

In a favoured location close to the town this two bedroom ground floor flat offers ample of space. Being entered via a communal hallway, the entrance hall leads to the galley kitchen with ample of storage, to the left is a generous sized sitting dining room with patio doors. The other end of the hallway two bedrooms and the shower room can be found. Outside there is use of a communal garden area to the front, as well as a raised brick flower bed to the rear of the sitting dining room.

## Location

The property is located in the heart of the vibrant town of Okehampton and within a short walk of the town's amenities, which include 3 supermarkets and a wide variety of shops and services. Okehampton is also the Gateway to Dartmoor with its wild landscape and space to roam accessible from the edge of town. A rail link provides connectivity to Exeter and the main Penzance to London Paddington line, and the A30 corridor is on the doorstep. The city of Exeter offers an extensive commercial and retail centre as well as additional road and air links.

**Services:** Mains water, electricity and drainage.

**Council Tax Band:** A

**Agents Note:** The property is leasehold with a 999 year lease granted in approximately 1980. Service charges and ground rent is payable in the sum of approx. £1025 per year, this includes the buildings insurance.



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