





OKEHAMPTON  
OFFERS OVER £200,000



## 3 Bed Semi Detached House in Popular Location

- 
-  3 Bedrooms
-  1 Bathroom
-  2 Reception Rooms
-  EPC Rating TBD



- » 1930s Semi-Detached House
- » 3 Bedrooms & 1 Bathroom
- » 2 Spacious Reception Rooms
- » Bay Windows to Front
- » Garage & Enclosed Rear Garden
- » Impressive Views
- » Would Benefit from Cosmetic Updates

**Services:-** Mains electricity, gas, water and drainage. Gas fired central heating.

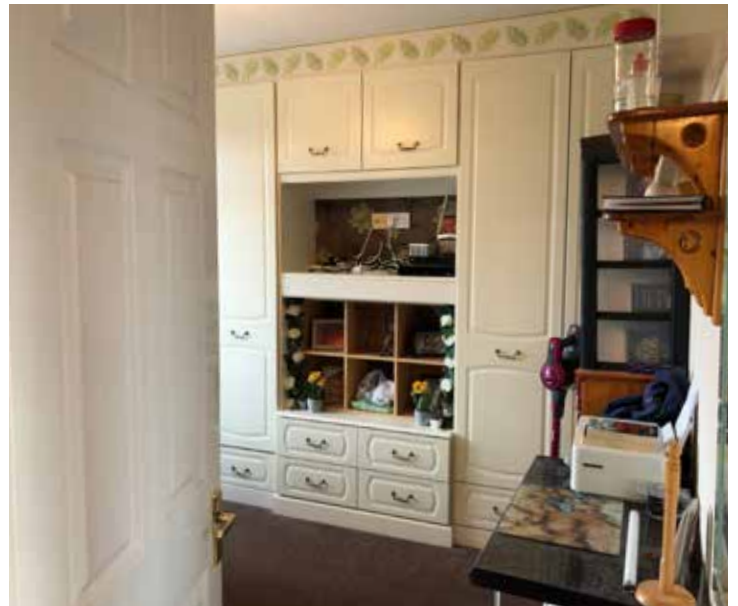
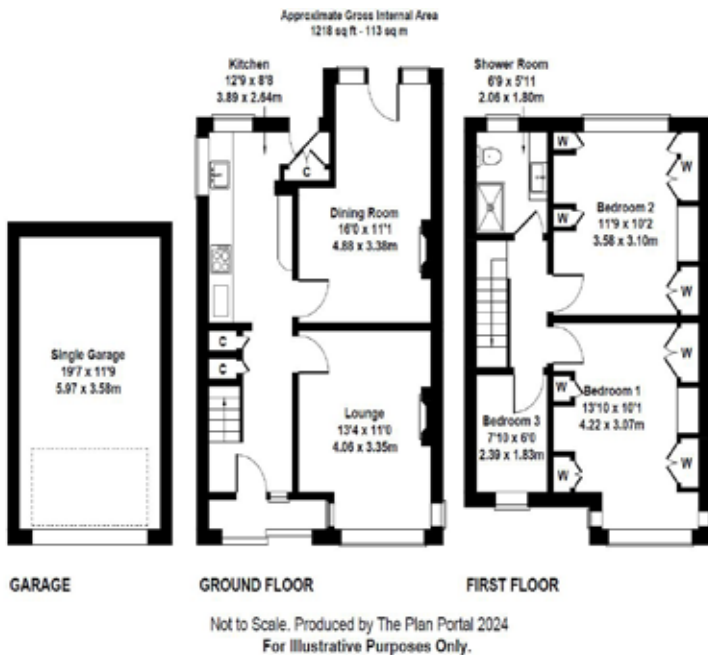
**Council Tax Band:-** C

## The Property

Superb opportunity to purchase a circa 1930s 3 bedroom semi detached house on ever popular Leaholes Avenue. This property has been well maintained and offers 2 large reception rooms, both with gas fires, and a fitted kitchen on the ground floor. The reception rooms are both light and bright with a large bay window in the front and glazed patio doors to the rear. Upstairs are 2 double bedrooms with the front bedroom featuring a bay window and the rear bedroom offering views across town toward the surrounding hills, a single bedroom and a modern shower room. The property is presented in good order but would benefit from some cosmetic updates. Outside there is a small front garden, shared driveway, private single garage / workshop and an enclosed low maintenance rear garden with greenhouse, shed and summer house.

## Location

The property is located in the vibrant town of Okehampton and is a short distance from the town's amenities including 3 supermarkets and a wide variety of shops, services and primary and secondary schooling. The recently reinstated train station offers connectivity to Exeter and the main Penzance to London Paddington line - perfect for commuters and for trips to London to take in the sights. Just above the station one can access the wild landscape of Dartmoor, and the stunning North Coast beaches are under an hour away. The city of Exeter offers an extensive commercial and retail centre as well as additional road and air links.



Miller Town & Country | 01837 54080

2 Jacob's Pool House, 11 West Street, Okehampton, EX20 1HQ

okehampton@millertc.co.uk | www.millertc.co.uk

