



9 Ward Gardens, Okehampton, EX20 1XR

£1,050 pcm

HELMORES
SINCE 1699

9 Ward Gardens

Okehampton, EX20 1XR

- Brand new property
- 3 Bedrooms and 2 bathrooms
- Detached
- 2 private parking spaces
- Electric charge point
- Large corner plot garden
- Excellent EPC rating
- Fitted kitchen with integrated fridge/freezer and dishwasher

9 Ward Gardens is a beautiful, 3 bedroom, detached property that is in a lovely location, on the edge of the brand new Barratt home estate of Okement park. This new development is located on the outskirts of Okehampton but still within easy walking distance of the town centre, public transport links and all local amenities. The property itself occupies a corner plot and has a great, enclosed and private rear garden as well as smaller front lawn, adjacent to the property there is private off road parking for 2 vehicles and an electric charge point.



HELMORES
SINCE 1699



The property is a 'Moresby' style home and offers spacious living space with open-plan kitchen diner, equipped with electric cooker and gas hob, integrated fridge/freezer and dishwasher, plenty of storage space and French doors leading to the garden. On the first floor there is a master en suite as well as a further double bedroom and a third single room/office. The properties have been designed and built to a very high standard and the gas central heating and full double glazing ensure a low running cost property with an EPC rating of B83.

Please call the office to discuss further or to arrange your viewing.

TERMS ;

Available - Immediately

Rent - £1050pcm

Deposit - £1050

Unfurnished

Some pets considered

Gas central heating

EPC - B

DIRECTIONS : For sat nav, please follow EX20 1XR

What3words, ///slacker.walked.nightfall



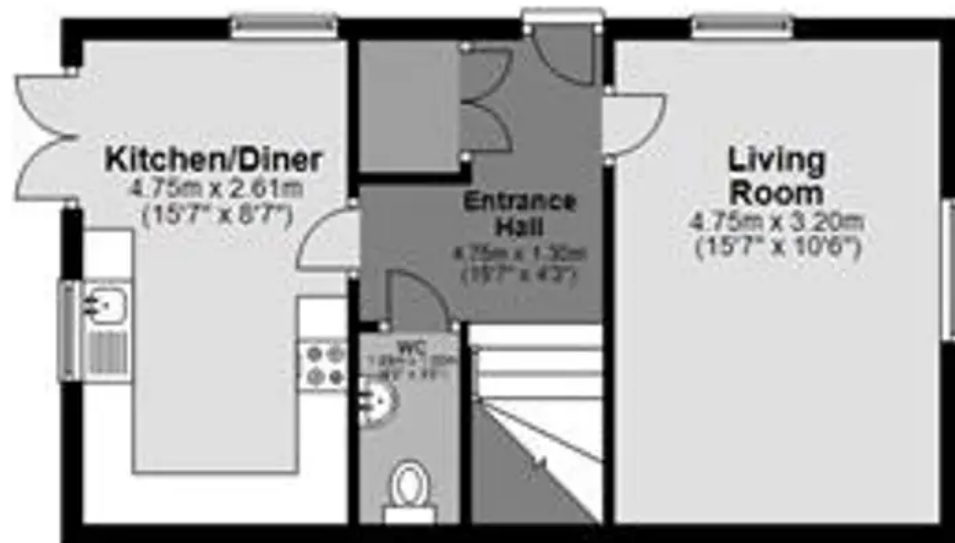
HELMORES
SINCE 1699

Okehampton is an active and thriving town with a good range of facilities including 3 major supermarkets, a number of chain stores as well as many locally owned shops, major banks and some building societies. There is a modern hospital, a multi doctor surgery and a sports complex and swimming pool. Most other sports are well catered for - golf, squash, tennis, rugby, shooting to name but a few. The highly successful community college has Technology College status with outstanding facilities which takes children to 6th Form. The adjacent park is an outstanding feature of the town. The A30 is easily accessed providing a fast journey to Exeter (23 miles) and to Cornwall. The north and south Devon coasts are both approximately 30 miles.



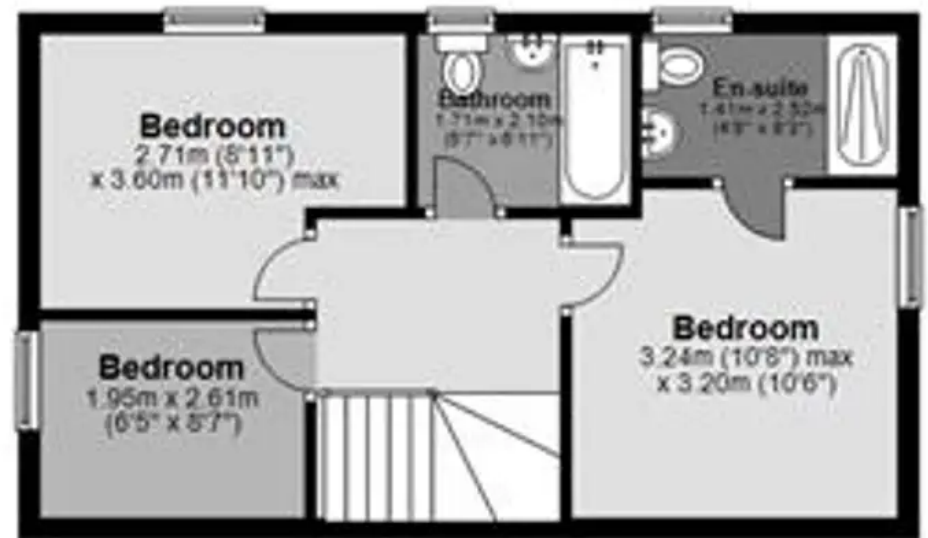
Ground Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



Total area: approx. 80.0 sq. metres (860.8 sq. feet)

HELMORES
SINCE 1699



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.