Park View

Park View, Prospect Hill, Okehampton, Devon, EX20 1JD

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

A most appealing and individual Edwardian residence, with a brand new roof, set over three floors with garage and gardens.

- No Chain
- Period Features
- Large Family Residence
- Three Storeys
- Garden And Courtyard
- Garage
- Town Edge Position
- EPC Band G
- Council Tax Band D
- Freehold

Guide Price £340,000

SITUATION

The property is located in a private no through road, set in an elevated position on the edge of town. Okehampton 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 doctors surgery and leisure centre in the attractive setting of Simmons Park. There is schooling from infant to sixth form level and numerous sporting clubs and facilities. On the edge of town is the newly opened Dartmoor train line, with direct access 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 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.

DESCRIPTION

Park View is a most appealing and individual Edwardian residence, a much loved family home coming to the market for the first time in over 40 years. The property is set over three floors and offers spacious and flexible accommodation throughout. A spacious entrance hall with attractive turned staircase serves the house, whilst many period features remain including high ceilings, dado and picture rails. Further features include working and ornate fireplaces, decorative cornicing and bay and sash windows. The property is in need of some updating and improvement, but does offer potential purchasers the opportunity to fully restore this delightful town residence. At the rear is a courtyard, lawned and former vegetable garden, in need of some restoring. along with a garage in need of replacement. The property is offered with no ongoing chain and viewing is highly recommended.

ACCOMMODATION

Via large open COVERED PORCH: to ENTRANCE PORCH: decorative window to side aspect, door to ENTRANCE HALL: a welcoming and spacious hallway with attractive turned staircase to the first floor and window to rear, under stairs storage cupboard with light, doors to, SITTING ROOM: feature bay window to front elevation, further window to front. Fireplace with inset multi fuel stove, timber floor. DINING ROOM: Bay window to front, feature fireplace with tiled hearth and wood burning stove. KITCHEN: range of base and wall cupboards, worktop with inset sink and drainer, space for electric cooker, gas boiler (not in working order) formerly providing hot water and central heating , window to rear aspect, door to, UTILITY ROOM: worktop with inset sink and drainer, window to side, door to REAR PORCH, cupboard housing the electric meters, glazed door to the rear garden, door to WORKSHOP/CLOAKROOM: being dual aspect with butler sink and Wc.

FIRST FLOOR HALF LANDING: window to rear and step up to BATHROOM: twin sinks inset in vanity unit with cupboards over, Wc, panelled bath with shower attachment, windows to rear. FIRST FLOOR LANDING: staircase to second floor, doors to, BEDROOM 1: French doors to balcony with attractive views over the town. fitted wardrobe cupboards, ornate cast iron and tiled fireplace. BEDROOM 2: feature bay window to front with delightful views, further window to front, fitted cupboard, ornate cast iron and tiled fireplace. BEDROOM 3: pedestal wash basin, ornate cast iron fireplace, window to rear. SECOND KITCHEN (most recently used as a kitchen, but easily converted for other uses if required) Range of base and wall cupboards, hob and electric cooker. sink and drainer unit, window to side aspect.

SECOND FLOOR LANDING: fitted cupboard, window to rear, doors to BEDROOM 4: fitted wardrobe cupboard, window to front elevation with town views. BEDROOM 5: Roof light to rear (part reduced head height). BEDROOM 6: dormer window to front with views. BEDROOM 7: Roof light to side elevation, opening to walk in loft space.

OUTSIDE

Immediately lying to the front of the house is a well stocked flower/shrub bed. An adjacent concrete path then leads to the covered porch and side gate which opens to the rear garden. On the lower level there is a courtyard.

DIRECTIONS

From Okehampton town centre, proceed in a westerly direction turning right into High Street, proceed up the hill into Moyses Meadow. Follow this road and take the last left hand turn into a private road. After approximately 100m the property can be found on the left hand side identified by a Stags for sale board.

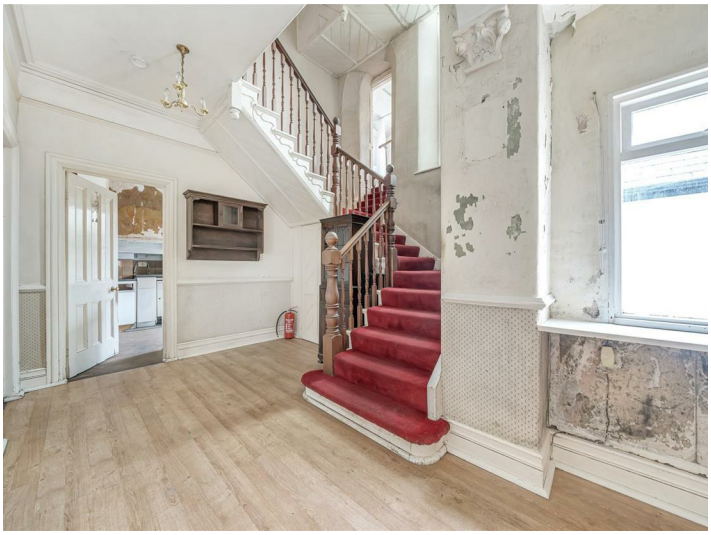
SERVICES

Mains water, gas, electricity and mains drainage

AGENT'S NOTE

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department would be more than happy to assist with achievable rental figures in the current market and also provide further information about the letting services on offer. They can be contacted on 01822 619818 and 01837 659430 or rentals.westdevon@stags.co.uk.

The roof space was previously filled with spray foam insulation, but this has since been fully removed and replaced, and the property now enjoys the advantages of a newly installed roof.



Approximate Area = 2497 sq ft / 231.9 sq m
Limited Use Area(s) = 90 sq ft / 8.3 sq m
Total = 2587 sq ft / 240.2 sq m
For identification only - Not to scale

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Stags. REF: 949683

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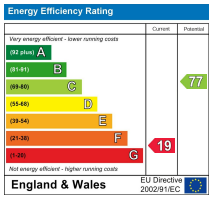
STAGS



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