



7 NEW ROAD
OFFERS OVER £300,000

Wonderful Town House with Balcony Over River
OKEHAMPTON

MILLER TOWN & COUNTRY
exp UK



- » Beautifully Presented Victorian Town House
- » Spacious Accommodation Over Three Floors
- » Double Glazed
- » Gas Central Heating
- » 3 Reception Rooms
- » River Views from Balcony
- » Large Kitchen/Breakfast Room

The Property

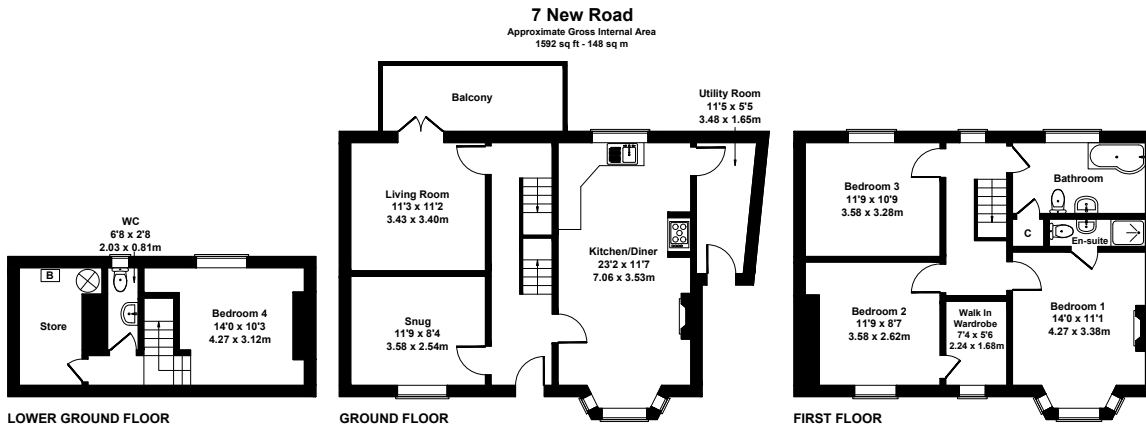
This charming double fronted Victorian town house offers deceptively spacious accommodation over three floors and has been sympathetically modernised to create a truly wonderful home. One enters a hallway with central staircase leading down to the lower ground floor and also up to the first floor. There are two reception rooms and a generous kitchen/dining room being the hub of the home. Off this is a useful boot room/utility room with access to the side courtyard. On the lower ground floor is a further reception room/Bedroom 4, cloakroom/WC and large store room. On the first floor are three generous bedrooms, one with a walk in wardrobe and a well appointed family bathroom.



Outside

To the front of the property is a pleasant courtyard garden and a gate leads to a more private courtyard area. To the rear is a large balcony over the river with wonderful views along the valley and up towards the moors. A short walk away is a further area of land owned by the property providing private parking for two to three cars, and there is additional on street parking nearby.





















Not to Scale. Produced by The Plan Portal 2026
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Location

Located just a short walk from the town centre and amenities, such as Simmons Park, primary and secondary schooling and three supermarkets as well as a range of retail outlets. Okehampton is a charming Moorland town with easy access to open Moorland for walkers as well as the A30 corridor and Exeter some 24 miles distant. The North and South coasts are both approximately 40 to 45 minutes drive away.

KEY INFORMATION

-  3 Bedrooms
-  2 Bathrooms
-  3 Reception Rooms
-  On street and private parking nearby
-  Not Listed
-  Heating: Gas central heating
-  Utilities: Mains electric, water, drainage and gas
-  Restrictions: None known
-  Easements, Wayleaves: None known
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: None known
-  Building Safety Concerns: None known
-  Mining Area: No
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: C (73)
-  Council Tax Band: C
-  Tenure: Freehold
-  Broadband: FTTP *Per Ofcom
-  Mobile Signal: Good *Per Ofcom
-  Not suitable for wheelchair users

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VIEWING:

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