



12 LOPES CRESCENT Spacious Home with Large Garden in Quiet Close  
O.I.R.O £290,000 OKEHAMPTON



- » Spacious 4 Bedroom House
- » Large Bright Rooms with High Ceilings
- » 180 Foot Rear Garden
- » Stunning Views Across the Town
- » Quiet Close with No Through Traffic
- » Short Level Walk to Town's Amenities
- » Private Parking for 2 cars

## The Property

This spacious & bright home benefits from large double glazed windows providing plenty of natural sunlight. There is a lounge with working fireplace, open plan kitchen/diner, large conservatory, WC, and utility room on the ground floor. The first floor offers 2 double bedrooms, a single bedroom & family bathroom. The 2nd floor loft conversion houses the 4th bedroom and en-suite, with velux windows providing stunning views. The property is in good decorative order throughout and a new roof was installed in 2017. Outside is private parking for two cars, and to the rear is a lovely and extensive garden, extending to approx 180 feet, with patio & lawned areas and a productive vegetable/fruit patch. There is also a good sized workshop and lean-to outhouse.



## Outside

To the front of the property is a private drive and parking. There is access around the side of the property. To the rear is a patio a useful storage shed and a large rear garden, which offers a good degree of privacy and seclusion. There are extensive lawn areas and a selection of fruit trees. In the lower section of garden is a further block shed. The rear gardens enjoy a southerly and westerly orientation.



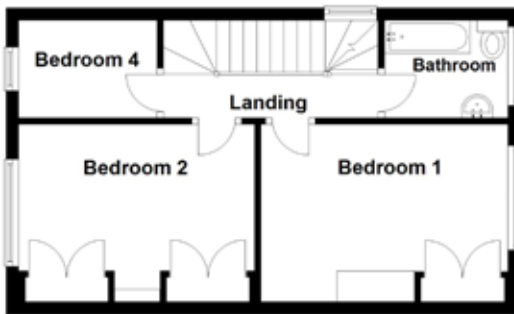
### Ground Floor

Approx. 60.1 sq. metres (646.7 sq. feet)



### First Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



### Second Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



Total area: approx. 130.8 sq. metres (1407.9 sq. feet)

For identification purposes only, not to scale and not to be relied upon.  
Plan produced using PlanUp.

## Location

The property is located in the vibrant town of Okehampton, tucked away in a quiet close yet within a short walk of the town's amenities including 3 supermarkets and a wide variety of shops and services. A rail link provides connectivity to Exeter and the main Penzance to London Paddington line. The city of Exeter offers an extensive commercial and retail centre as well as additional road, and air links.

Agents Note: Improvements have been made to the property since the EPC was done.

## KEY INFORMATION

- 4 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Driveway
- Not Listed
- Heating: Gas central heating
- Utilities: Mains electric, water, gas and drainage
- 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: D (64)
- Council Tax Band: B
- Tenure: Freehold
- Broadband: FTTP \*Per Ofcom
- Mobile Signal: Variable to Good. \*Per Ofcom
- Not suitable for wheelchair users

## Miller Town & Country

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VIEWING: Strictly through the  
vendor's sole agents

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