



4 NEW ROAD
OFFERS OVER £215,000

Lovely 2 Bed Semi Detached Bungalow
FOLLY GATE

MILLER TOWN & COUNTRY
Part of Smart Property Group



- » Extended 2 Bed Bungalow
- » Village Location
- » Close to Okehampton & Amenities
- » Well Presented
- » Far Reaching Views
- » Front & Rear Garden

The Property

This charming 2 bedroom semi-detached bungalow has been extended & refurbished to provide a wonderfully light and airy home. A spacious external hall/boot room leads in to an inner hall and the rest of the accommodation, where there are 2 double bedrooms and a well appointed shower room/ WC, a large semi open plan kitchen/ dining room, which is dual aspect, and a modern fitted kitchen. The sitting room is situated in the modern extension with timber and glazed bi-fold doors allowing for the space to be open plan or enclosed as a cosy snug in the winter months.

Outside

Formal gardens at the front are laid out with a combination of gravelled and paved areas as well as planted beds and borders offering colour. To the rear is an enclosed west facing garden, enjoying extensive country views to Bodmin moor, mainly lawned for ease of maintenance with a garden shed and a variety of shrubs.

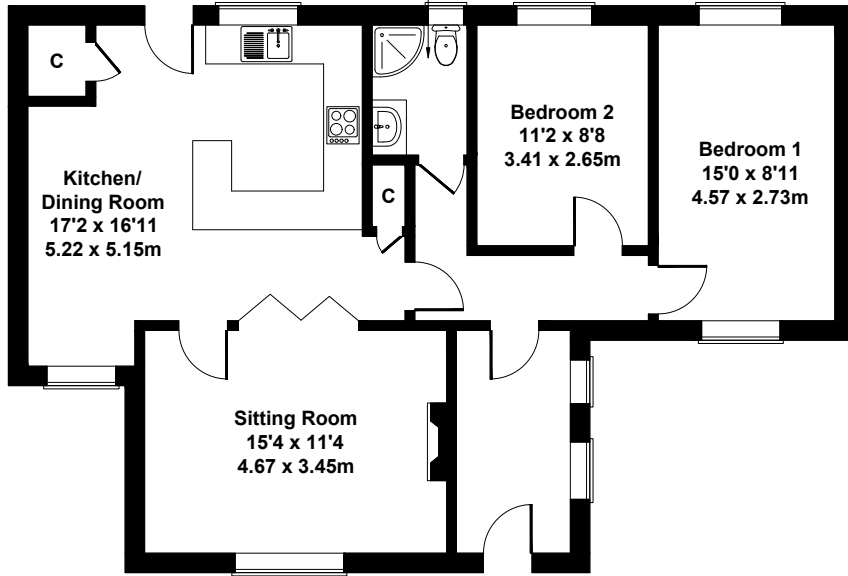




4 New Road

Approximate Gross Internal Area
883 sq ft - 82 sq m

Shower Room
6'7 x 4'10
2.01 x 1.47m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Location

The property sits on the edge of the popular village of Folley Gate and just over a mile from the bustling former market town of Okehampton, which boasts 3 supermarkets, a varied range of retail outlets and excellent road and rail links to Exeter and beyond. The A30 is a short drive away offering road links East and West and the cities of Exeter and Plymouth are both easily accessible by car as is Dartmoor National Park and the North Coast, some 40 minutes drive away.

KEY INFORMATION

- 2 Bedrooms
- 1 Bathroom
- 1 Reception Room
- On street parking
- Not Listed
- Heating: Electric
- Utilities: Mains electric, water 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: E (40)
- Council Tax Band: B
- Tenure: Freehold
- Broadband: FTTC
*Per Ofcom
- Mobile Signal: Good
*Per Ofcom
- Suitable for wheelchair users

Miller Town & Country

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VIEWING: Strictly through the
vendor's sole agents

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be correct but their accuracy is not
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