

MILLER TOWN & COUNTRY

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4 NEW ROAD



3 Bedroom Detached Bungalow

OFFERS OVER £215,000

OKEHAMPTON EX20 1UW

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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.



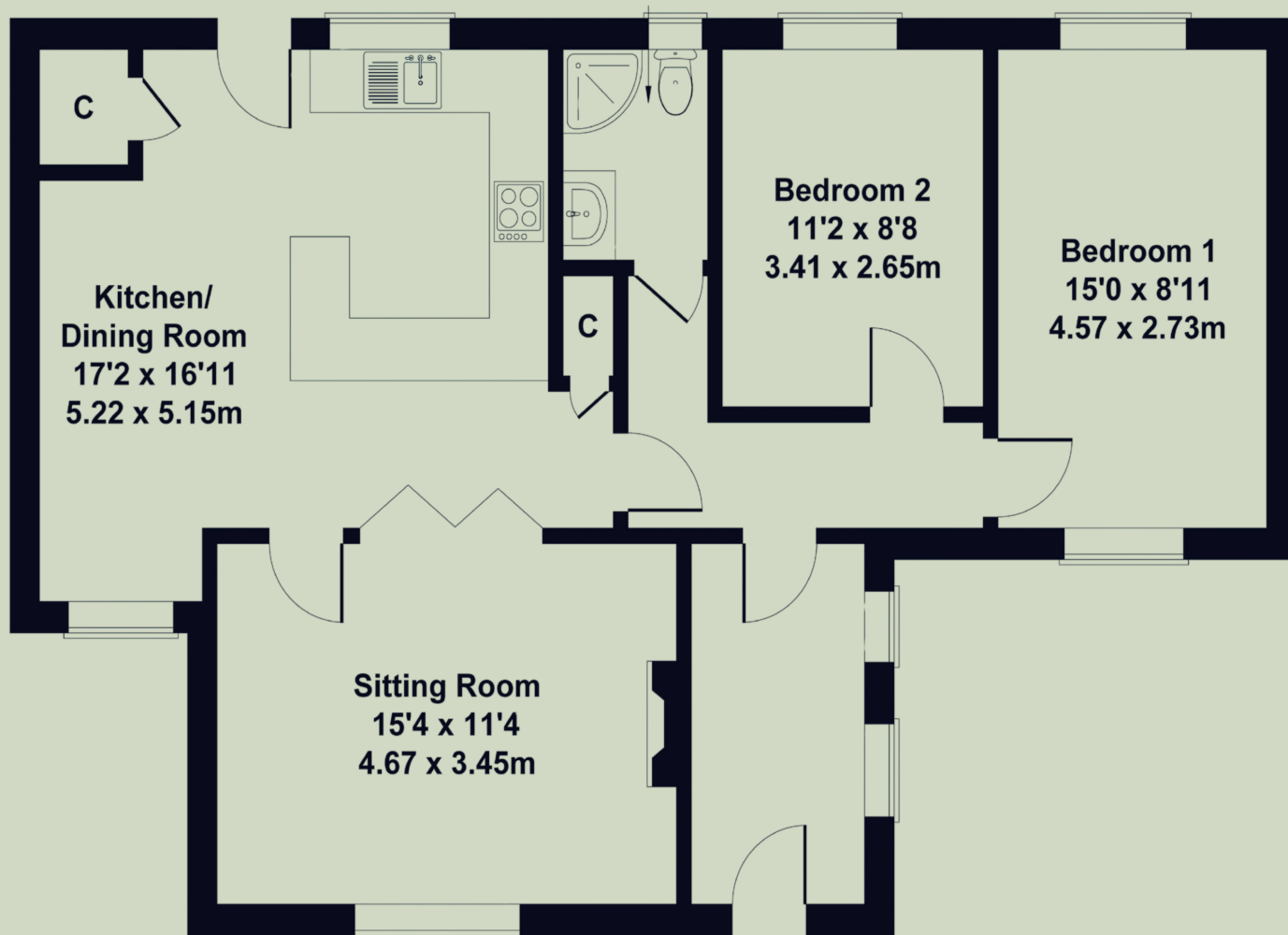


Formal gardens at the front are laid out with a combination of gravelled and paved areas as well as planted beds and borders offering colour. To the rear is an enclosed west facing garden, enjoying extensive country views to Bodmin moor, mainly lawned for ease of maintenance with a garden shed and a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

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.

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

Key information

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|  Bedrooms: 2 |  Notable construction materials: None Known |
|  Bathrooms: 1 |  Building safety concerns: None Known |
|  Reception Rooms: 1 |  Mining area: No |
|  Parking: On street parking |  Planning permissions: None Known |
|  Listed Status: Not Listed |  EPC rating: E (40) |
|  Heating: Electric |  Council tax band: B |
|  Utilities: Mains electric, water & drainage |  Tenure: Freehold |
|  Restrictions: None known |  Broadband: FTTC (*Per Ofcom) |
|  Easements, Wayleaves: None Known |  Mobile signal: Good (*Per Ofcom) |
|  Public rights of way: None Known |  Accessibility: Suitable for wheelchair users |
|  Flooding: None known | |