

MILLER TOWN & COUNTRY

Part of Smart Property Group

37 Herons Brook



3 Bedroom Detached Bungalow

£360,000

OKEHAMPTON EX20 1UW



The bungalow was built around 2001 and features a well-proportioned layout, comprising three bedrooms, a bathroom, en-suite shower room, and a spacious open plan reception room offering both seating and dining areas and access to the rear Conservatory overlooking the lovely gardens. There is a well equipped kitchen with integrated dishwasher, fridge and freezer, gas hob and electric oven and grill with an additional Utility area and a side door providing egress to the garden and the Garage. The design ensures a bright and airy feel throughout, with each room arranged to maximise natural light and usability. Gas central heating and double glazing ensures warmth and comfort during cooler months, contributing to a cosy and inviting atmosphere.



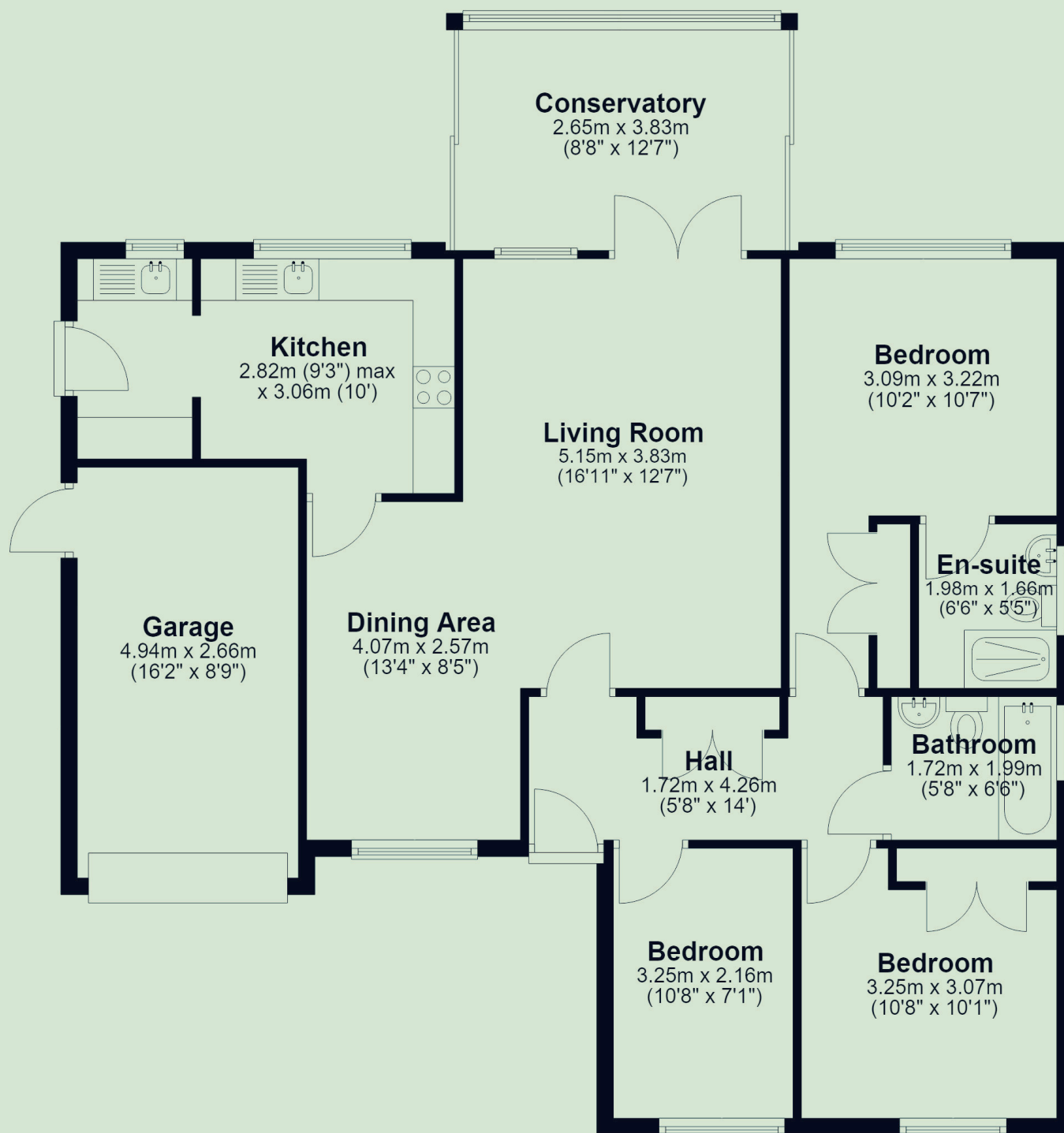


One of the key features of this property is its impressive outdoor space. The rear garden extends to approximately 70ft by 45ft, offering a substantial and well maintained lawned area and a number of attractive and well established plant and shrub beds. There is also a timber shed and a couple of seating areas. To the front is wheelchair friendly access, a front driveway and lawn, and a garage with electric door.

Okehampton is a vibrant town on the northern edge of Dartmoor National Park, offering a good range of amenities including local shops, three supermarkets, schools, and leisure facilities including a golf course, indoor pool and park. The town benefits from good transport links including both road and rail, providing easy access to Exeter and the wider Devon area. The proximity to Dartmoor offers opportunities for outdoor pursuits, from hiking and cycling to exploring the natural landscape. The beaches of Cornwall and North Devon are also easily accessible by car.

Ground Floor

Approx. 112.3 sq. metres (1209.0 sq. feet)



Total area: approx. 112.3 sq. metres (1209.0 sq. feet)

37 Herons Brook, Okehampton

Key information

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|---|--|
|  Bedrooms: 3 |  Notable construction materials: None Known |
|  Bathrooms: 2 |  Building safety concerns: None Known |
|  Reception Rooms: 1 |  Mining area: No |
|  Parking: Garage |  Planning permissions: None Known |
|  Listed Status: Not Listed |  EPC rating: C (72) |
|  Heating: Gas central heating |  Council tax band: E |
|  Utilities: Mains electric, water & drainage |  Tenure: Freehold |
|  Restrictions: Yes - Ask Agent |  Broadband: FTTP (*Per Ofcom) |
|  Easements, Wayleaves: None Known |  Mobile signal: Good (*Per Ofcom) |
|  Public rights of way: None Known |  Accessibility: Suitable for wheelchair users |
|  Flooding: No | |