

MILLER TOWN &
COUNTRY

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7 Old Well Road



Semi-Detached 3 Bedroom House

£260,000

Okehampton EX20 1YY

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This superb three-bedroom semi-detached house towards the outskirts of Okehampton presents a fantastic opportunity for those seeking a modern, energy-efficient family home. Constructed circa 2022, the property benefits from the advantages of a newer build, including Solar PV panels, an EV charging point, good insulation, and the balance of the 10 year NHBC warranty

From the front hall there is access to a modern Cloakroom/WC and a door opening into the well presented Living Room with attractive timber slat panels and the staircase rising to the first floor. A door opens into the modern well proportioned Kitchen Diner with a range of floor and eye level units and a modern work surface with oven and hob. There are views towards Dartmoor and double doors opening out to the south facing rear garden. The first floor offers three bedrooms (two doubles and a single), which have views from the rear rooms towards Dartmoor in the distance. The master bedroom benefits from its own en-suite shower room and there is a separate family bathroom serving the remaining bedrooms.

Externally, there is a small planted area to the front with side parking for 2 to 3 cars. A gate leads through to the main rear south facing and level garden offering a wonderful outdoor space with a paved terrace adjacent to the house providing an excellent outdoor area for BBQ's and al fresco dining.

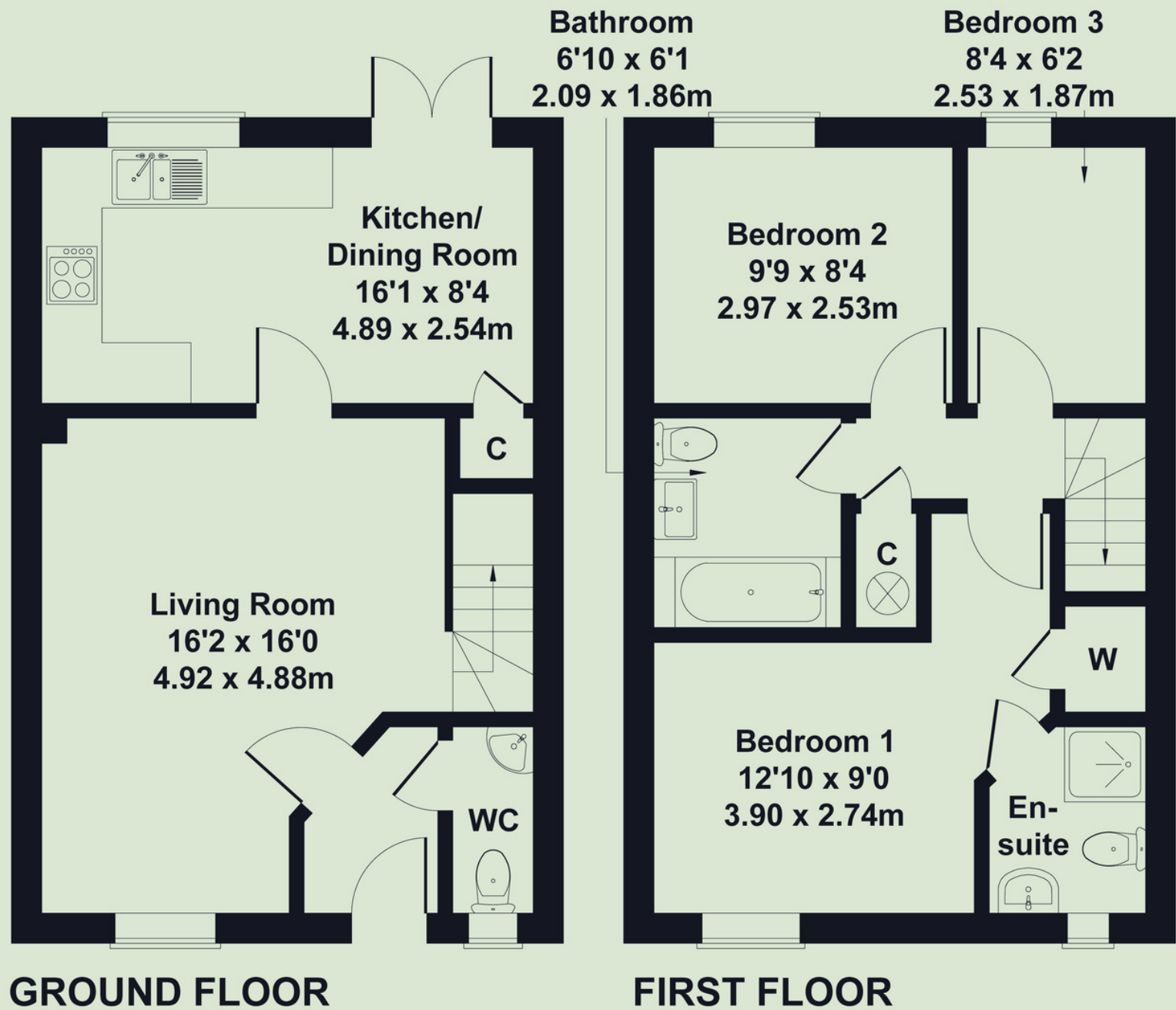




Situated on the fringe of town and within walking distance of the New Railway station, the property offers access to local amenities, primary and secondary schooling and the retail outlets of Okehampton along with supermarkets as well as having excellent road links to the A30 Corridor and M5 with the city of Exeter being some 23 miles distant. The new railway station offers links by rail to Exeter where one can access the main Paddington to Penzance line. Okehampton itself is an attractive former market town with a thriving community, which sits on the northern fringes of Dartmoor National Park offering stunning scenery and wonderful walks. The granite way offers a cycle track to Tavistock and beyond. The North and South coasts are both approximately 45 minutes drive away.

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Approximate Gross Internal Area
797 sq ft - 74 sq m



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

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: Off road parking | Planning permissions: None known |
| Listed Status: Not listed | EPC rating: A (98) |
| Heating: Gas central heating | Council tax band: C |
| 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: Not suitable for wheelchair users |
| Flooding: No | |