

MILLER TOWN &  
COUNTRY

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*6 Old Well Road*



Semi-Detached Three Bedroom Property

OFFERS OVER £235,000

OKEHAMPTON EX20 1YY

[www.millertc.co.uk](http://www.millertc.co.uk)

01837 54080

[okehampton@millertc.co.uk](mailto:okehampton@millertc.co.uk)





This delightful facing three bedroom semi-detached house is only approximately 4 years old with the remainder of its 10 NHBC warranty run. There is a light and airy vestibule, with a cloakroom/WC off, which has a WC, wash hand basin and window to front. A good size living room has a window to the front and stairs leading up to the first floor. Beyond this is a well proportioned kitchen dining room comprising a range of floor and wall mounted units, modern work top surfaces and a built in oven and hob, there is a window and double doors overlooking the level rear garden. On the first floor there is a bathroom/WC and the principal bedroom has its own en-suite shower room/WC and there are two further bedrooms.

To the front of the house is a small level garden area and to the side is parking for two to three cars. A gate to the side leads into the private, enclosed rear garden which enjoys a westerly aspect making it a truly sunny garden in the best of the spring and summer months. The large lawn has been astro-turfed for ease of maintenance and there is a paved patio and two further gravelled sun terraces allowing one to follow the sun or seek shade during the day. The patio is directly accessed from the kitchen/diner offering an ideal place for dining al fresco or for BBQ's.



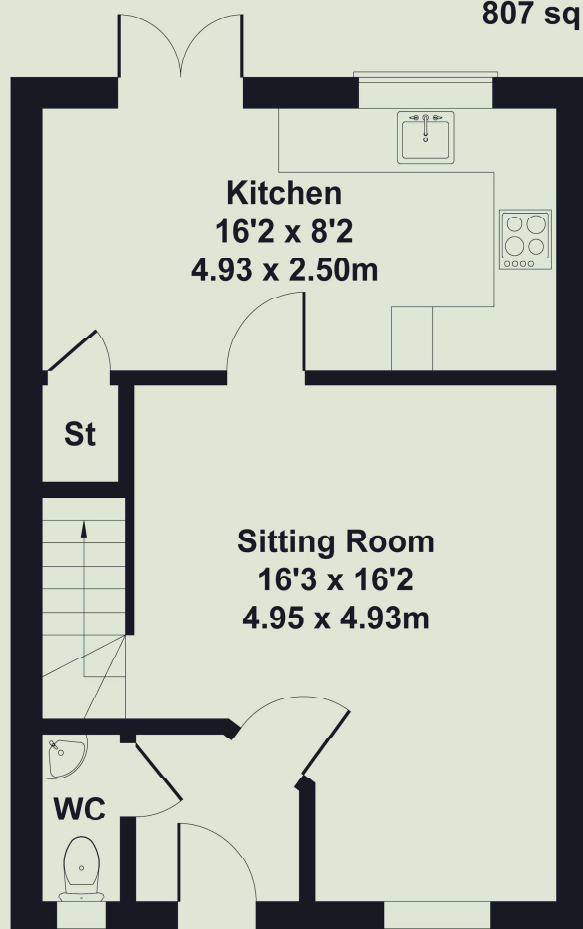


Situated on the fringe of town and within walking distance of the new railway station, the property offers access to local amenities, primary and secondary schooling and the retail outlets of Okehampton along with supermarkets as well as having excellent road links to the A30 corridor and M5 with the 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 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.

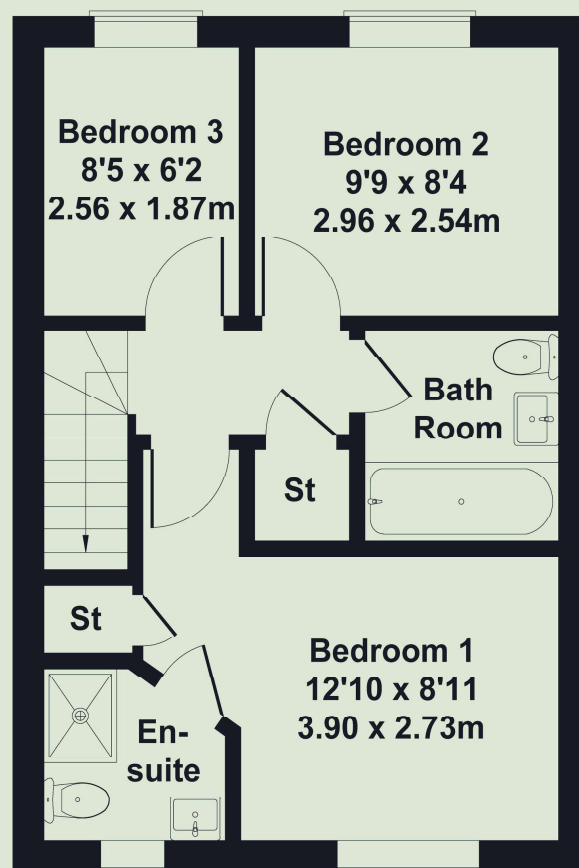


# 6 Old Well Road

Approximate Gross Internal Area  
807 sq ft - 75 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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

## Key information

- |                                             |                                                  |
|---------------------------------------------|--------------------------------------------------|
| Bedrooms: 3                                 | Notable construction materials: None known       |
| Bathrooms: 2                                | Building safety concerns: None known             |
| Reception Rooms: 1                          | Mining area: None known                          |
| Parking: Driveway                           | Planning permissions: None known                 |
| Listed Status: Not listed                   | EPC rating: B (83)                               |
| Heating: Gas central heating                | Council tax band: C                              |
| Utilities: Mains electric, water & drainage | Tenure: Freehold                                 |
| Restrictions: Yes - register available      | Broadband: FTTC (*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                                |                                                  |