

MILLER TOWN &
COUNTRY

Part of Smart Property Group

4 Church Path



4 Double Bedroom Detached House

OFFERS OVER £500,000

OKEHAMPTON EX20 1LW

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Spacious and well appointed four bedroom detached house in an enviable location quietly tucked out of the way and yet only a short walk from the town centre and amenities. Set down a private drive with ample parking for numerous vehicles and surrounded by its own landscaped gardens. A porch leads into a generous reception hall off which is a lounge, sun lounge, large L-shaped kitchen dining room, and cloakroom/WC. From the kitchen a door leads out to a useful utility/boot room and this connects the main house to the double garage internally. On the first floor is a light and airy galleried landing and a main bathroom/WC along with four double bedrooms, the principle one having its own en-suite facilities. The fourth bedroom is currently utilised as a large dressing room with a connecting door to the principle bedroom.





Set down a private drive there is ample parking for numerous vehicles and access to the double garage. There is a generous level lawn and planted trees and shrubs. To the side is a gravelled area with garden shed and greenhouse/potting shed and a raised fruit and vegetable garden. To the rear there is a beautifully cared for rear garden with large patio and BBQ area, a covered seating area perfect for dining out whatever the weather and a spacious level lawn with a delightful summerhouse at the far end of the garden which enjoys a westerly aspect and a good deal of the afternoon and evening sun in the best of the spring and summer months.

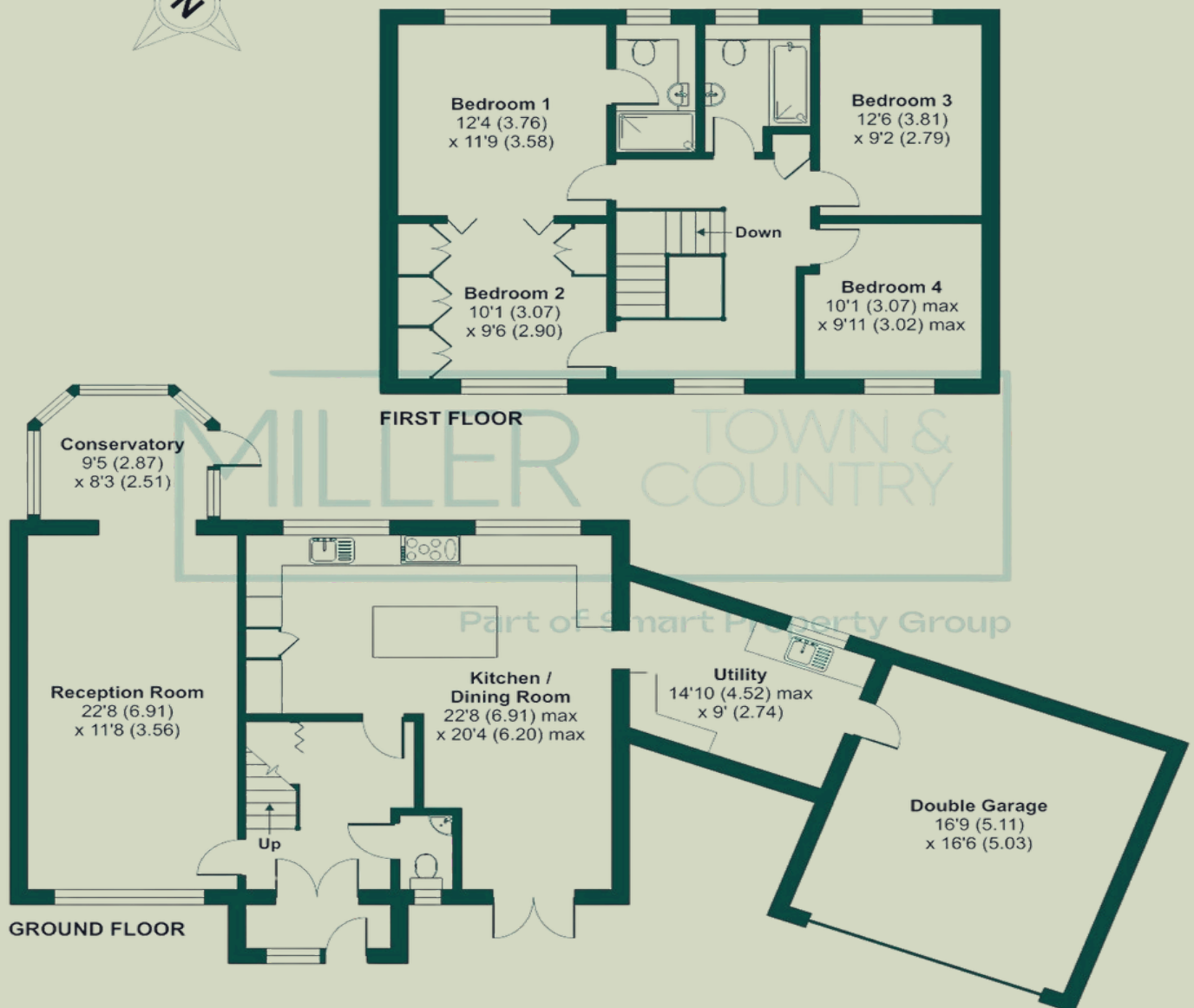
The town and amenities are easily accessible and include three supermarkets, a range of retail outlets, primary and secondary schooling as well as a range of leisure facilities such as golf, tennis, squash and bowling clubs. There is an indoor pool and gym and the open expanses of Dartmoor National Park and some amazing scenic walks are all close at hand, Okehampton sits on the northern fringe of Dartmoor with a rail link to Exeter, easy access to the North Coast as well as the A30 corridor and the maritime city of Plymouth being approximately 30 miles away.

Approximate Area = 1769 sq ft / 164.3 sq m

Garage = 277 sq ft / 25.7 sq m

Total = 2046 sq ft / 190 sq m

For identification only - Not to scale



Key information

- | | |
|---|--|
|  Bedrooms: 4 |  Notable construction materials: None Known |
|  Bathrooms: 2 |  Building safety concerns: None Known |
|  Reception Rooms: 2 |  Mining area: No |
|  Parking: Driveway |  Planning permissions: None Known |
|  Listed Status: Not Listed |  EPC rating: C (72) |
|  Heating: Gas central heating |  Council tax band: D |
|  Utilities: Mains electric, water & drainage |  Tenure: Freehold |
|  Restrictions: Yes - see title |  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 | |