

\*\*\* ONLINE VERSION \*\*\* | **Moyses Meadow, OKEHAMPTON**

**£160,000**



**DBO1448**

**Bungalow**

**2 Bedrooms**

A modern and improved semi detached bungalow with gas central heating and uPVC double glazed windows in an elevated location.

Entrance hall, lounge, kitchen, 2 double bedrooms, bathroom, utility room, large garden.

Okehampton is an active and thriving town with a good range of facilities including 3 major supermarkets, a number of chain stores as well as many locally owned shops, major banks and some building societies. There is a new hospital, a multi doctor surgery and a new 4.5 million pound sports complex and swimming pool. Most other sports are well catered for - golf, squash, tennis, rugby, shooting to name but a few. The highly successful community college has Technology College status with outstanding facilities which takes children to 6th Form. The adjacent park is an outstanding feature of the town. The A30 is easily accessed providing a fast journey to Exeter (23 miles) and to Cornwall. The north and south Devon coasts are both approximately 30 miles.

## THE LOCATION

At the western end of the main street bear right into High Street and continue to the point where the roads bear left into Moyses Lane. Take the first right and at the top of the rise bear left and proceed to the end of the road. The property is the second of a pair of bungalows on the left.

## THE ACCOMMODATION

A part double glazed uPVC door opens to the

**HALL** with fitted carpet, telephone point.

**LOUNGE** 3.98m x 3.74m (13' 1" x 12' 3"), fitted carpet, coal effect electric fire set in a timber and marbled surround, TV aerial socket.

**KITCHEN** 3.36m x 2.48m (11' x 8' 2"), range of modern floor and wall units with inset stainless steel sink, plumbed recess for a dishwasher, cooker recess with extractor hood over, tiled surrounds, fitted cupboard housing a wall mounted direct gas boiler providing domestic and central heating hot water, vinyl tiled floor, radiator, fluorescent strip light, ceiling trap to insulated and part boarded roof space.

**BEDROOM 1** 3.75m x 3.34m (12' 4" x 10' 11"), fitted carpet, double radiator.

**BEDROOM 2** 3.32m x 3.04m (10' 11" x 10'), fitted carpet, double radiator.

**BATHROOM** with a champagne coloured suite of wood panelled bath having mixer taps/shower attachment , pedestal wash basin - both with fully tiled surround - and a close coupled w.c..

## **OUTSIDE**

Immediately to the rear of the bungalow is an enclosed yard where there is a timber shed and a block built **UTILITY ROOM** 2.255m x 2.24m (7' 5" x 7' 4"), with plumbing for an automatic washing machine and vent for a tumble dryer. Beyond this there is a raised paved patio and gate to the road.

To the front and side there is a large lawned garden with flower and shrub beds and borders and an ornamental fish pond. There is also an aluminium frame **GREENHOUSE** 8' x 6' (2.44m x 1.83m).

Subject to planning permission there is scope for extension and/or installation of a garage.

## **THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





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