

*** ONLINE VERSION *** | Limehayes Road, OKEHAMPTON

£189,950



DBO1766

Bungalow

3 Bedrooms

A detached bungalow which has been completely refurbished to a very high standard providing a purchaser an immaculate property with gas fired central heating and double glazing and situated in a favoured location on the Eastern side of Okehampton

Entrance hall, living room, kitchen/breakfast room, bathroom, 3 bedrooms, garage and gardens.

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

From the centre of town proceed in an easterly direction for approximately 500 yards then turn left into Limehayes Road, Number 3 will be found almost immediately on your left.

GENERAL

3 Limehayes Road has been refurbished by the current owners creating effectively a new property. Works which have taken place include new windows and doors, replastering to all walls, rewire throughout, new kitchen and bathroom, floor covering and lighting system. In order to create a 'low cost home' the owners have installed a new condensing combi boiler, and had both the cavities and roof well insulated creating an energy efficient home.

THE ACCOMMODATION

An obscure double glazed Pvcu front door opens to the

ENTRANCE HALL wood laminate flooring, radiator, mains powered smoke alarm, wall mounted heating controls, 8 recessed down lighters, ceiling trap to the insulated roof space, telephone point.

LIVING ROOM 4.188m x 3.375m (13' 9" x 11' 1"), a large window which creates a bright room and allows views of countryside, working open fire with an optional gas point, t.v. point, fitted carpet, radiator.

KITCHEN 3.338m x 3.074m (10' 11" x 10' 1"), a dual aspect room with a range of matching floor and wall units, inset stainless steel sink, plumbing for an automatic washing machine and dishwasher, built in chrome fronted electric oven, inset chrome 4 ring gas hob with a matching extractor hood over, wall mounted Worcester Combi boiler providing domestic and central heating hot water, part tiled surrounds, vinyl floor covering, 9 recessed down lighters.

1 BEDROOM 3.418m x 3.344m (11' 3" x 11'), fitted carpet, double radiator.

2 BEDROOM 3.176m x 2.839m (10' 5" x 9' 4"), fitted carpet, radiator.

3 BEDROOM 3.090m x 2.074m (10' 2" x 6' 10"), fitted carpet, radiator.

BATHROOM A white suite comprising of a tiled panelled bath with Victorian style mixer taps and shower attachment, close coupled w.c., pedestal wash basin, heated towel radiator, fully tiled surrounds, electric shaver point, 4 recessed down lighters, extractor fan, vinyl floor covering.

OUTSIDE

The gardens which are mostly to the front and side of the property are well stocked with some shrubs and trees. There is a area laid to lawn and an area which has been gravelled. To the rear is a GARAGE 4.828m x 2.451m (15' 10" x 8') with an up n over door, power and light, double socket, and a car parking space in front as well as an enclosed concrete area and coal store.

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.







London Representative Office: 119-121 Park Lane, Mayfair, London, W1K 7AG
Telephone: 020 7409 4657

team
www.teamprop.co.uk