



45 Leaholes Avenue, Okehampton, EX20 1NT

Guide Price **£270,000**

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45 Leaholes Avenue

Okehampton, EX20 1NT

- 2 bedroom detached bungalow
- Convenient and elevated town position
- Remodelled and extended layout
- Living room and separate dining room
- Modern kitchen and bathroom
- Solar panels
- Level plot and lawned rear garden
- Off-road parking and garage

Far enough from the town to benefit from some lovely views and a bit of peace and quiet, yet close enough to have all the amenities on hand should you want them, this is a great location to be in. Often with bungalows, they have steps or varying levels but this one doesn't, apart from a step in and out, the rest of the plot, including the drive, garage and garden is all on the level. It's all in very good order too with very little for a new owner to do except move in.



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The layout gives an entrance hall with storage cupboards and a lovely light living room with patio doors to the front and a window to the side taking in the views. The kitchen is well fitted with a range of units and has been remodelled by the current owners and now incorporates a new extension which is home to the separate dining room. Of course, this could be used for a study or whatever might suit and there's doors in two walls giving options to access the garden beyond. There's two bedrooms served by a central bathroom with a white suite. The whole property has uPVC double glazing and modern electric heating. The electric heating, combined with the solar PV's on the roof, make for an efficient mix. It's worth noting that there is gas to the property but it's not currently connected.

Outside, there's a block paved driveway with tandem parking for two cars plus an additional driveway to the garage. The rear garden has some paving and lawn with a raised bed and a small fence to separate the garden from the drive (ideal for those with small children or pets).

The property is presented in excellent condition inside and out and with the great location and the fact that the plot is level and easily accessible, it's sure to attract good interest.



Please see the floorplan for room sizes.

Current Council Tax: Band C – West Devon 2023/24 – £2162.59

Utilities: Mains electric, gas (to property but not connected), water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric heating

Listed: No

Tenure: Freehold

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, banks and some building societies. There is a modern hospital, a multi doctor surgery and a sports complex with swimming pool. Most other sports are well catered for too with golf, squash, tennis, rugby and 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.

DIRECTIONS

For sat-nav use EX20 1NT and the What3Words address is [///cosmetic.reform.stickler](https://www.what3words.com/#!/en////cosmetic.reform.stickler)

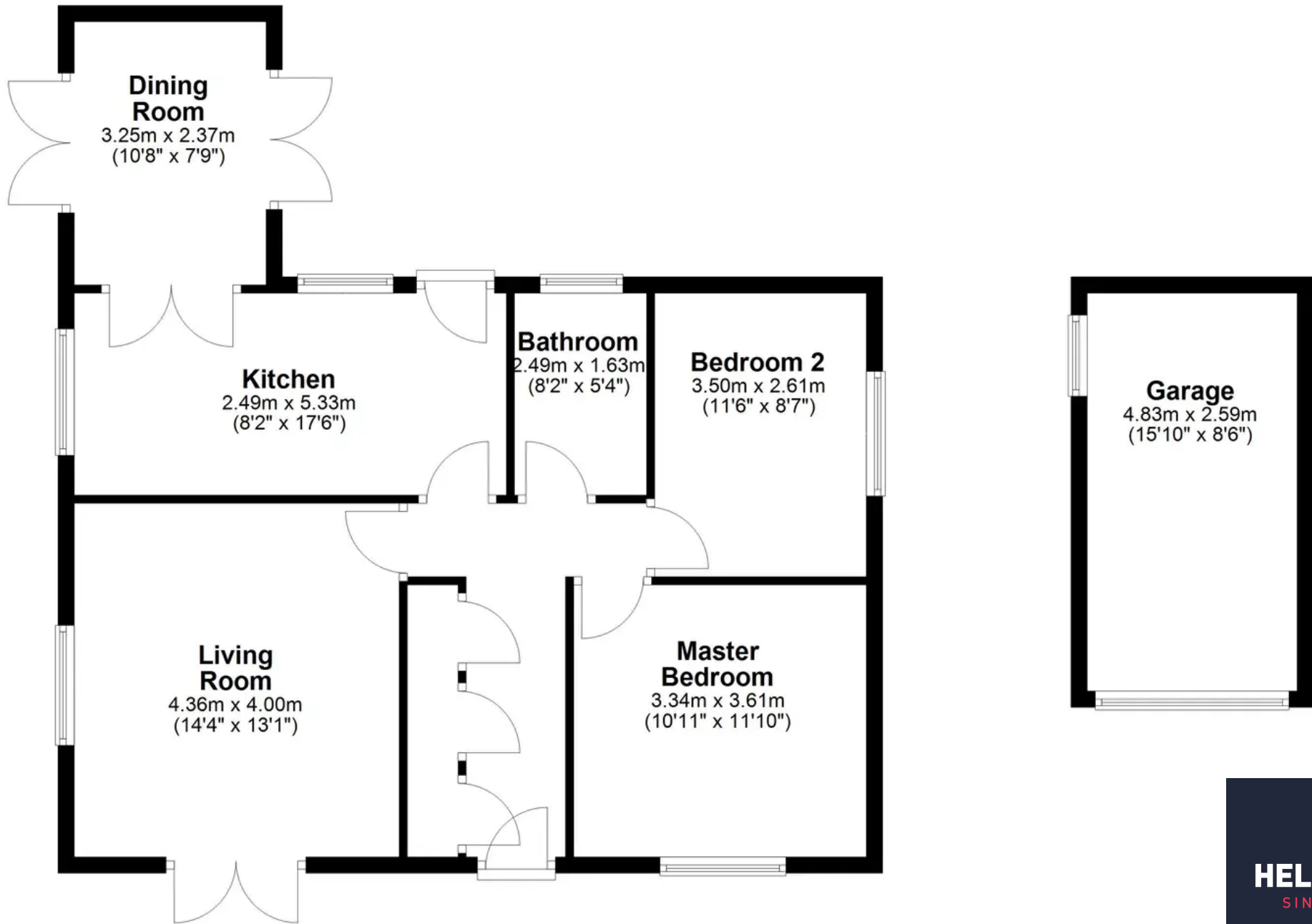
but if you want the traditional directions, please read on.

From Okehampton High Street head into Exeter Road, turning left at the police station. Take the first right onto Leaholes Avenue. The property will be found towards the top on the left hand side.



Ground Floor

Approx. 88.3 sq. metres (950.6 sq. feet)



Total area: approx. 88.3 sq. metres (950.6 sq. feet)

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