



12 Pound Park, Okehampton, EX20 1SX

Guide Price £350,000

HELMORES
SINCE 1699

12 Pound Park

Okehampton, EX20 1SX

- Detached home
- 4 bedrooms
- Double garage
- Garden
- Parking for 2 cars
- Tucked away location
- Edge of Dartmoor
- Open plan lounge / diner
- Conservatory

Tucked away in a quiet corner of a development and built in 1990 is 12 Pound Park. It's a detached spacious family home with open plan living and a pretty garden, situated approx. 0.7 miles from the town centre and a similar distance from the proposed Parkway Station. Just on the edge of Dartmoor, Okehampton has many attractions, including Symonds Park, a cinema, supermarkets including a Waitrose & Lidl, local shops, Cafés and Restaurants, a Sports Centre with swimming pool and access to lovely walks up onto the moors. The recent addition of the train line opening up to Exeter has added another option of great transport links alongside easy access to the A30.





The light hallway welcomes you into the home where there is an understairs cupboard & WC with modern white suite toilet and vanity unit featuring a porthole style window. The kitchen is light and bright with modern white units, solid wood worktops and a gas oven with 4 ring gas hob & cooker hood. There is space for a dishwasher, washing machine and large fridge/freezer and the kitchen has an access door outside. The attractive ceramic sink is 1½ sized and the kitchen features newly fitted coloured splashbacks. There is access through to the large open plan lounge/diner where there is plenty of light from the picture window overlooking the garden. The flooring is quality 14mm light oak laminate and fully insulated. The lounge side has space for large sofas and there are patio doors leading out to the conservatory which leads through doors to the garden.

Upstairs there is the master bedroom with large fitted wardrobes, views to the garden and a shower room to the side including a sink. The 2nd bedroom is another double. The bathroom has a large shower enclosure with electric shower in a white suite with a modern vanity unit. Bedroom 3 is a single and overlooks the garden and bedroom 4 is another single with a fitted cupboard and is currently used as an office. The gas Worcester boiler is 5 years old, has been regularly serviced and there is uPVC double glazing throughout.



Outside to the front of the property is a drive that leads up to 2 parking spaces and a double garage with up-and-over doors and has light & power along with a boarded storage space above. The rear garden can be accessed from both sides of the property, there is a patio area and lawned area with shrub & flower borders. The Devon bank hedge to the side is edged with attractive bricks.

Please see the floorplan for room sizes.

Current Council Tax: Band D – West Devon 2024/25 – £2432.90

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Ultrafast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

DIRECTIONS

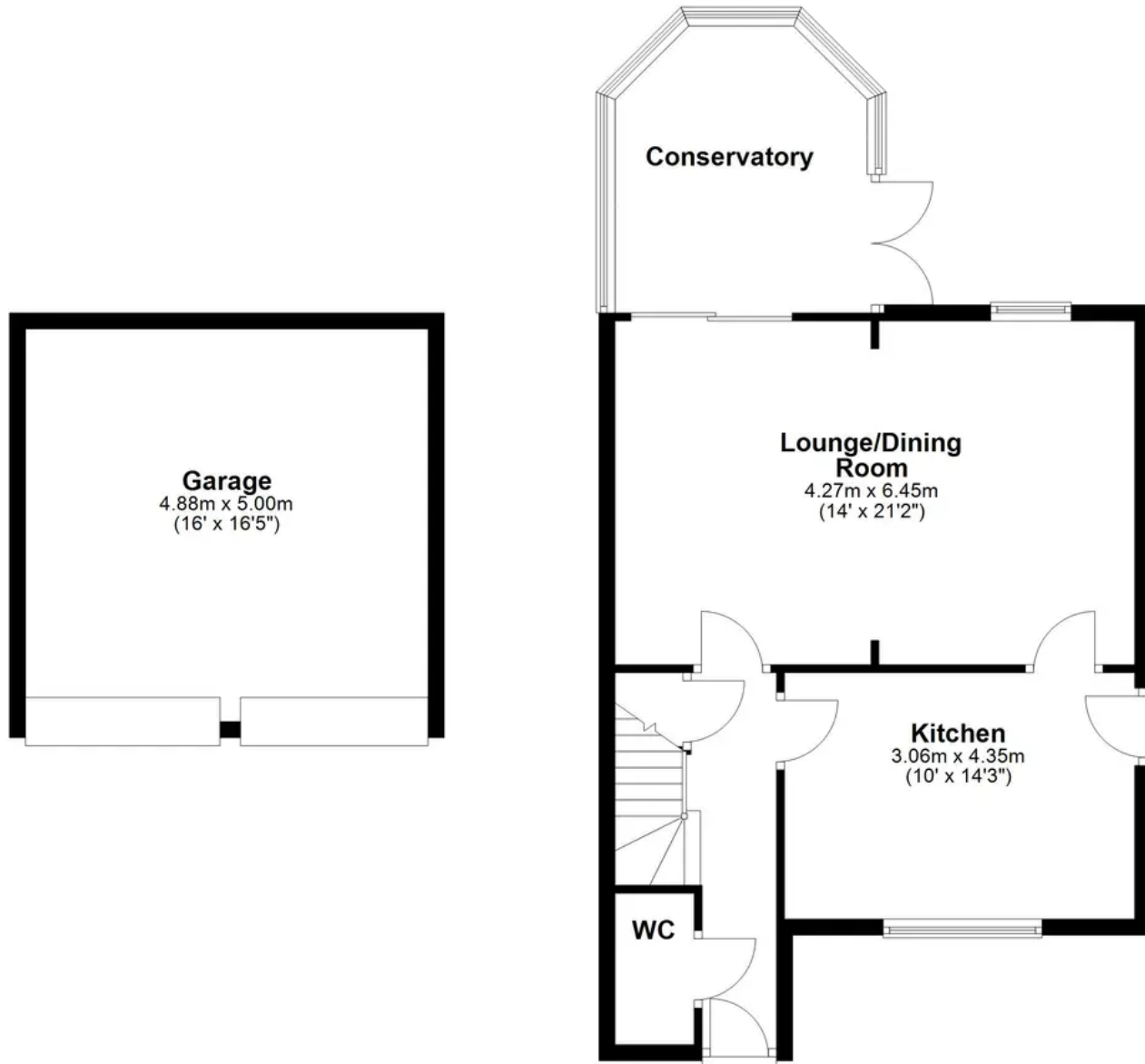
From Okehampton Town Centre, head towards Exeter and at the traffic lights beside the Police Station, take a left turn onto Barton Road, at the Roundabout take the 2nd exit onto Crediton Road. Up the hill take a right turn onto Hunters Gate and head around to the right then take a right turn onto Pound Park. No 12 can be found at the top of a drive to your right with red garage doors.

What3Words: [///partly.thumbnail.target](https://www.what3words.com/#!/partly.thumbnail.target)



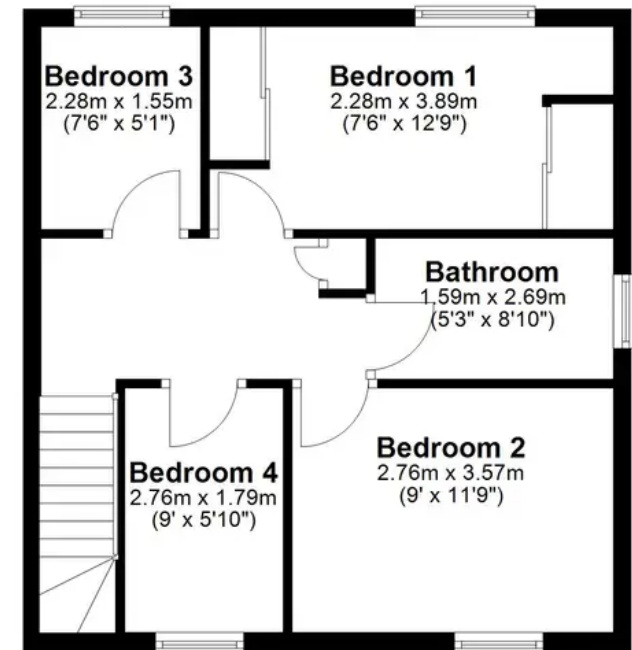
Ground Floor

Approx. 86.0 sq. metres (926.2 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



Total area: approx. 129.4 sq. metres (1393.1 sq. feet)

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