



**4 Manor Gardens, Exbourne, EX20 3RW**

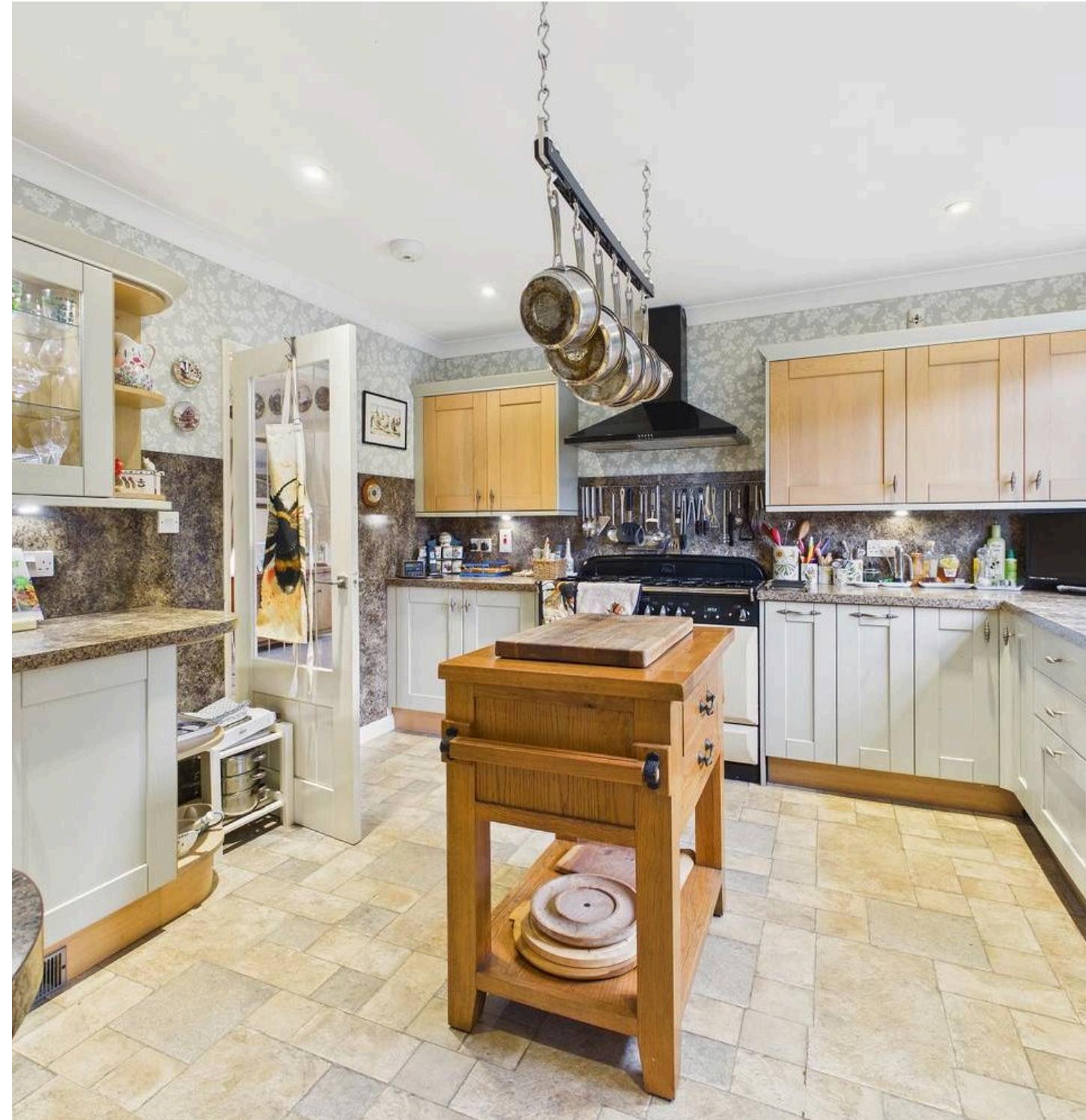
Guide Price £525,000

# 4 Manor Gardens

Exbourne, Okehampton

- Picturesque village location
- Detached 4 bedroom bungalow in popular village location
- Local to Dartmoor
- Large private plot stretching to almost a third of an acre
- Double garage

Set within a quiet, spread out and highly sought after development close to the centre of the popular village of Exbourne, 4 Manor Gardens enjoys a wonderfully secluded position while still being within easy reach of the village's everyday amenities. Exbourne offers a strong sense of community along with a primary school, village shop and post office, public house, church and village hall, while the nearby market town of Okehampton provides a more comprehensive range of shopping, schooling, leisure facilities and transport links. Sitting close to the northern edge of Dartmoor National Park, the area is surrounded by beautiful countryside, perfect for walking, riding and outdoor pursuits, with both the north and south Devon coastlines also within easy reach.





The property itself is a large, well presented four bedroom bungalow occupying a generous and private plot which extends to nearly a third of an acre in total. The bungalow offers spacious and well appointed accommodation throughout. All of the rooms are notably larger than one may expect being well proportioned and filled with natural light, creating a bright and welcoming feel as soon as you step inside.

Further benefits include full double glazing, LPG central heating and solar energy, helping to improve efficiency and reduce running costs.

A large entrance hall leads through to the main living spaces, including a dual aspect sitting room with patio doors opening onto the garden and a feature stove providing a cosy focal point. There is a separate dining room along with a centrally heated garden room, which offers a lovely additional reception space overlooking the rear gardens, ideal for relaxing or entertaining throughout the year. The kitchen is well equipped with an extensive range of units and storage and is complemented by a large adjoining utility room providing further workspace and practical access to the garden. There is also a cloakroom and a flexible study or fourth bedroom, ideal for home working or guest accommodation. The bedroom accommodation includes three further generous double bedrooms, one of which benefits from an ensuite shower room, along with a spacious family bathroom serving the remaining rooms. The layout works beautifully for families, couples or those looking for comfortable single storey living with plenty of space both inside and out.

The property is approached via a shared access drive leading to a private driveway with plentiful parking and a double garage with electric door, storage and solar inverter. The gardens wrap around the bungalow and are a real delight, offering a high degree of privacy to the side and rear and a very useable front garden, ideal for entertaining from the fully insulated summerhouse with power and lighting and central terrace. The lawns are bordered by well stocked beds and mature shrubs, while the rear garden includes raised beds, an ornamental pond, greenhouse and seating areas, creating a wonderful mix of colour, interest and usability. along with a timber storage shed, providing excellent additional space.

#### Agent's Notes:

#### Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

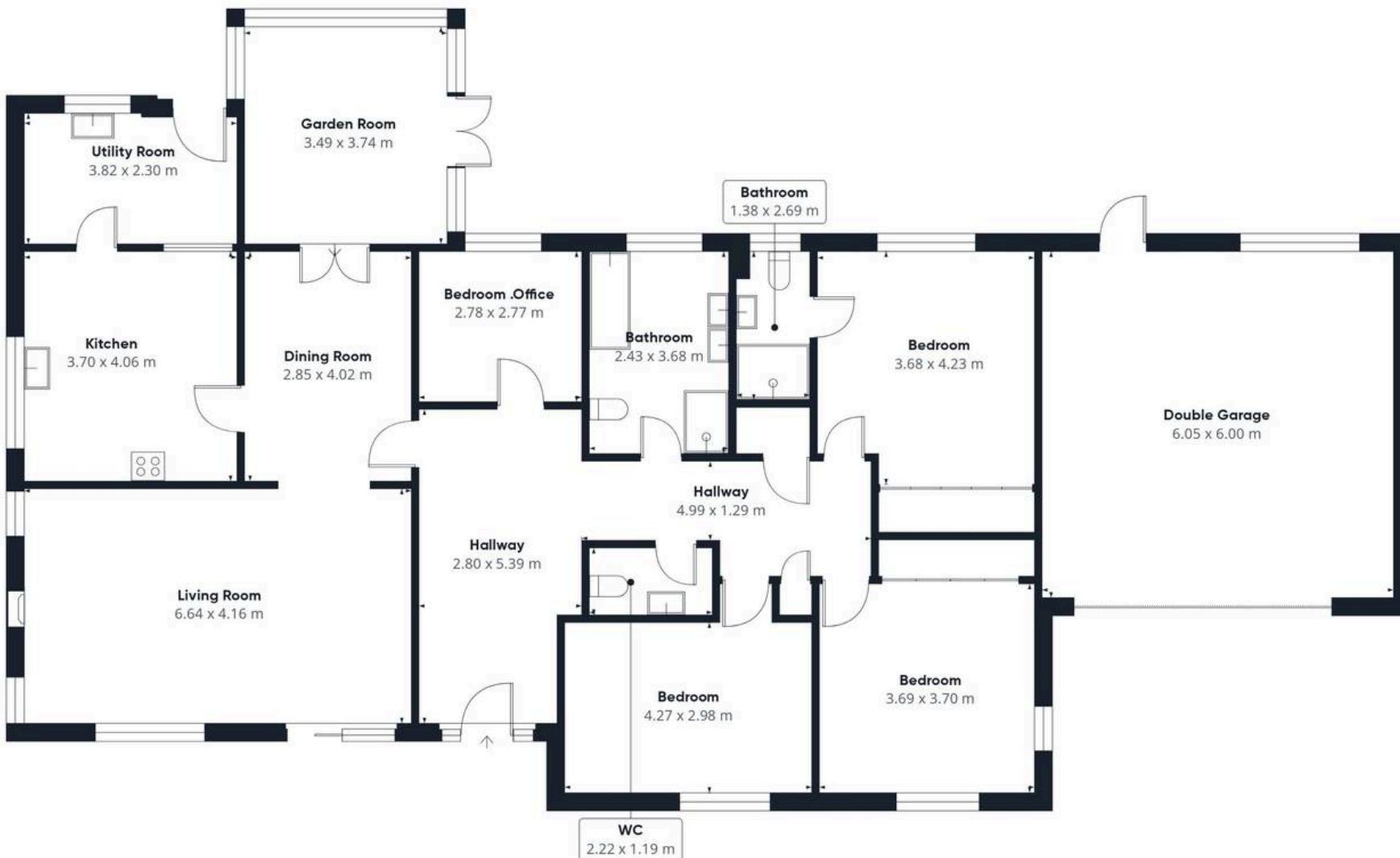
#### Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

#### Virtual Staging:

Some images used in this marketing material may be virtually staged for illustration purposes. Buyers should not assume that furnishings, décor, or condition shown are representative of the property as currently presented.





(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





#### Private Drainage:

We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

#### Heating Type (Non-Mains):

We're informed by the seller that the property is heated via LPG. Buyers should confirm servicing arrangements and running costs.

#### Private / Unadopted Road:

We're informed by the seller that access to the property is via a private drive. Buyers should confirm ownership, rights of access and responsibility for maintenance or repair with their conveyancer.

#### Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band E – West Devon

Approx Age: 1980's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating:

Listed: No

Conservation Area: No

Tenure: Freehold





DIRECTIONS : For sat-nav use EX20 3RW and the What3Words address is ///aside.solicitor.sock but if you want the traditional directions, please read on. When arriving at Exbourne Cross on the A3072, turn into the village (passing the garage on your right-hand side) and continue past the Parish Church taking the next right turn and proceed past the Methodist Chapel to the bottom of the hill. Turn right into Holbrook Lane and after approximately 100 yards turn right into Blenheim Lane. After approx. 30m, the entrance to the property can be found on the right hand side.



## Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate.