

March Court Cottage

East Street, Okehampton, Devon, EX20 1BY

KIVELLS

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£100,000 Guide Price

Unique opportunity

Large reception room and one bedroom

Well sized throughout

Enclosed decked garden

Within walking distance of local amenities

EPC - E



Situation

Okehampton is a lively and thriving town that offers an impressive range of amenities. It is home to three major supermarkets, a variety of chain stores, and numerous locally-owned shops, alongside major banks and building societies. The town is well-equipped with a modern hospital, a multi-doctor medical practice, and a state-of-the-art sports complex featuring a swimming pool. Sports enthusiasts will find ample opportunities for activities such as golf, squash, tennis, rugby, and shooting. A picturesque cycle path, following the old Southern Railway line to Lydford, runs close to the property and provides breathtaking views of Dartmoor and the surrounding countryside.

The town's highly regarded community college, which holds Technology College status, offers outstanding facilities and education up to 6th Form. Okehampton's beautiful park is a standout feature, enhancing the town's appeal. Conveniently located near the A30, the town provides fast access to Exeter (23 miles) and Cornwall. Both the North and South Devon coasts are about 30 miles away. Additionally, Okehampton is connected to Exeter by a railway line, making travel easy and efficient.



A unique opportunity to purchase a well presented, characterful one bedroom property which is spread across two floors along with having its own private decking area. The property presents a fantastic first time purchase or investment opportunity and also is within walking distance to local amenities.

Accommodation

Entrance via UPVC door into:-

ENTRANCE HALLWAY
Stairs rising to first floor. Vinyl flooring and space for understairs storage. Exposed stone work.

BATHROOM
Obscure window to the front elevation. Floor to ceiling tiles, door into airing cupboard housing the gas combi boiler. Carpeted. Walk-in shower with shower curtain, close coupled W.C and pedestal wash hand basin. Extractor fan and round ceiling light. Radiator.

BEDROOM
Two obscure windows to front elevation. Radiator, carpeted, wall lights and door into storage cupboard with wooden doors. Space for bedroom furniture.

From the entrance hall, stairs rise to the first floor living space comprising:-

OPEN PLAN LIVING SPACE
Three windows to the front elevation, two Velux windows and window to the side elevation. Exposed stone work, carpeted, exposed stone fireplace with feature gas fire on granite hearth with wooden mantel. In the kitchen area there are base units with work surface over, tiled splash back and inset stainless steel sink with mixer tap and drainer. Spotlights and space for free standing oven. Radiator and vinyl flooring.

Outside

The property is accessed via a shared path leading to the front of the property.

Accessed from the kitchen, there is an enclosed area of garden which is laid with decking for ease of maintenance.

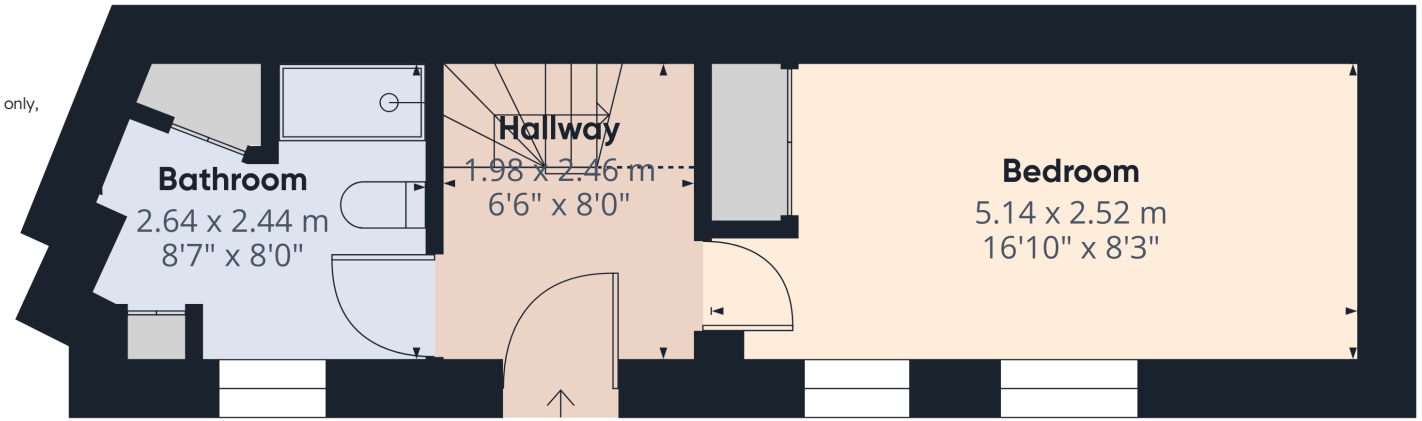




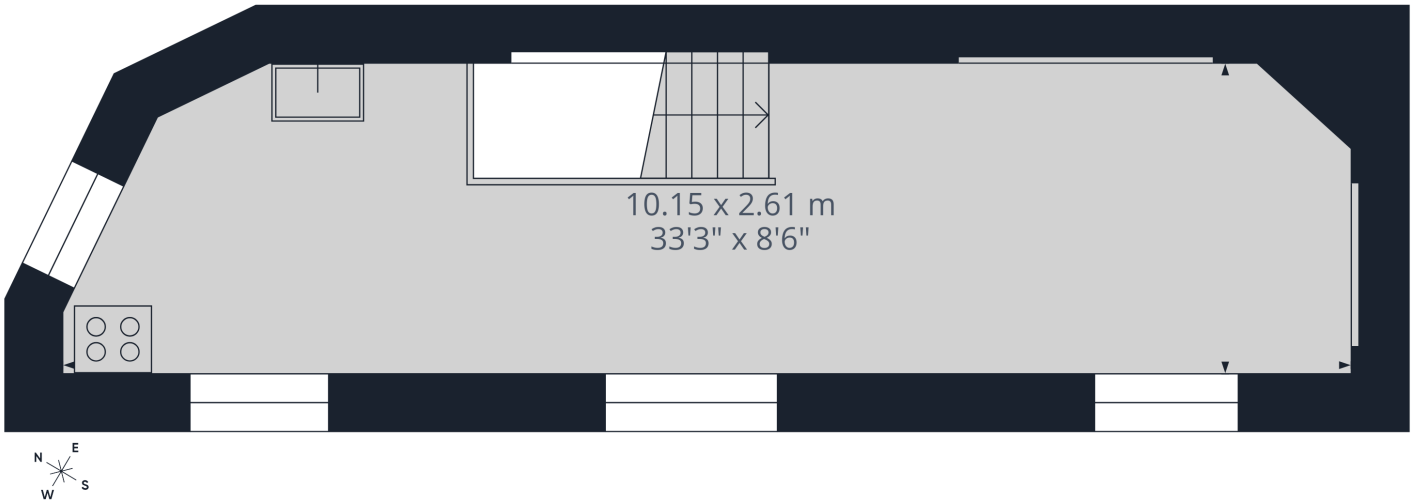


Floor plan

For identification purposes only, not to scale



Floor 0



Floor 1

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Approximate total area(1)

46.2 m²
497 ft²

Reduced headroom

1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom
····· Below 1.5 m/5 ft

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

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Services

Mains water, gas, electricity and drainage.

Tenure

Leasehold - 999 years from December 1991. With a ground rent of £10 per annum. There is also a small flying freehold on one side of the property.

EE Rating - E

Council tax band - B

Directions

What3Words –

Virtual Tour - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/ costs. Full details of all our properties are available on our website **www.kivells.com.**

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