



Pigeons Meadow Church Street Okehampton

£259,950

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drewpearce 

Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

An unusual opportunity to acquire a detached bungalow with a very large garden situated close to the town centre. Pigeons Meadow dates from the 1970s and offers some fine views across the town to the surrounding countryside including East Hill on Dartmoor. The accommodation benefits from oil fired central heating and Upvc double glazing. There is a hall, dual aspect lounge, large kitchen/breakfast room, 3 bedrooms and a bathroom. The very large garden offers enormous scope for gardening enthusiasts and may even have development potential subject to securing the necessary planning consents. There are excellent parking facilities and also a single garage.

Okehampton is located in the heart of rural Devon on the northern edge of the Dartmoor National Park. It is surrounded by beautiful rolling countryside, which is dotted with picturesque villages, and spectacular Moorland scenery. The town itself offers an excellent range of local amenities which include a number of independent shops, supermarkets (including Waitrose), primary and secondary schools, and a hospital. There are also a wide range of sporting and leisure facilities including a recreation ground and a park with a leisure centre and an indoor heated swimming pool. The town also offers a fine 18 hole golf course and thriving rugby and soccer clubs.

ACCOMMODATION

The accommodation with approximate measurements is as follows:

Double glazed front door with side panel to

Reception Hall

Built-in cupboard; airing cupboard housing a factory sealed hot water cylinder with an immersion heater and slatter shelving. Telephone point; radiator; hatch to roof space.

Lounge 5.47m x 3.78m (17' 11" x 12' 5")

Plus deep double glazed bay window with fine open views across the town to the surrounding countryside and including East Hill on Dartmoor. Additional Upvc double glazed window; open stone fireplace; 2 radiators; serving hatch to kitchen; television aerial point.



Kitchen/ Breakfast Room 5.91m x 2.40m (19' 5" x 7' 10")

Stainless steel sink unit with adjoining worktops with tiled splashbacks, cupboards and drawers beneath. Upvc double glazed window with a view to East Hill. Oil fired central heating boiler; radiator; electric cooker point; television aerial point; walk-in larder with shelving; plumbing for automatic washing machine; glazed back door.

Bedroom 1 3.78m x 3.17m (12' 5" x 10' 5")

Upvc double glazed window with views over the town; radiator; built-in cupboard.

Bedroom 2 3.77m x 3.0m (12' 4" x 9' 10")

Upvc double glazed window with open views; radiator.

Bedroom 3 3.02m x 2.41m (9' 11" x 7' 11")

Upvc double glazed window; radiator.

Bathroom

White suite comprising panelled bath with a tiled surround; pedestal wash basin with a tiled splashback; shaver point; low level WC; Upvc double glazed window with obscured glass; radiator with heated towel rail.

OUTSIDE

Pigeons Meadow is approached by a long driveway providing parking for a number of vehicles.

Garage 4.8m x 2.91m (15' 9" x 9' 7")

With an up and over door and tap.



The drive continues to the bungalow itself and provides ample parking and turning space. Beyond the bungalow there are extensive lawned gardens with open views across the town to the Moor. The gardens include a variety of mature trees and shrubs. There is also a summer house and an oil storage tank.

TENURE

Pigeons Meadow is offered freehold with vacant possession on completion.



SERVICES

Mains water, electricity and drainage are available. There is an oil fired central heating system.

COUNCIL TAX

Band D

LOCAL AUTHORITY

West Devon Borough Council, Kilworthy House, Drake Road, Tavistock Devon.



VIEWING

Strictly by prior appointment with the vendor's agents:



Chartered Surveyors and Estate Agents

Tel : - 01392 201748

For the attention of Michael Henderson

E mail : - residential@drewpearce.co.uk

JOINT AGENTS Mansbridge & Balment 01837 52371

Agents Note:

The vendor of this property is a relative of a partner at Drew Pearce. This constitutes a discloseable interest in the meaning of The Estate Agents Act 1979.

DIRECTIONS

From the town centre proceed in a westerly direction crossing the West Okement River and turn right up the hill into High Street and almost immediately right again into Church Street. Pigeons Meadow will be found after a short distance on the right hand side. The post code is EX20 1JF.

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential	Score	Current	Potential	Score
A	A	92-100	A	A	1-10
B	B	81-91	B	B	11-20
C	C	69-80	C	C	21-30
D	D	55-68	D	D	31-40
E	E	39-54	E	E	41-50
F	F	13-38	F	F	51-60
G	G	1-12	G	G	61-70

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Floorplan For Illustrative Purposes Only. Where needed, please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.