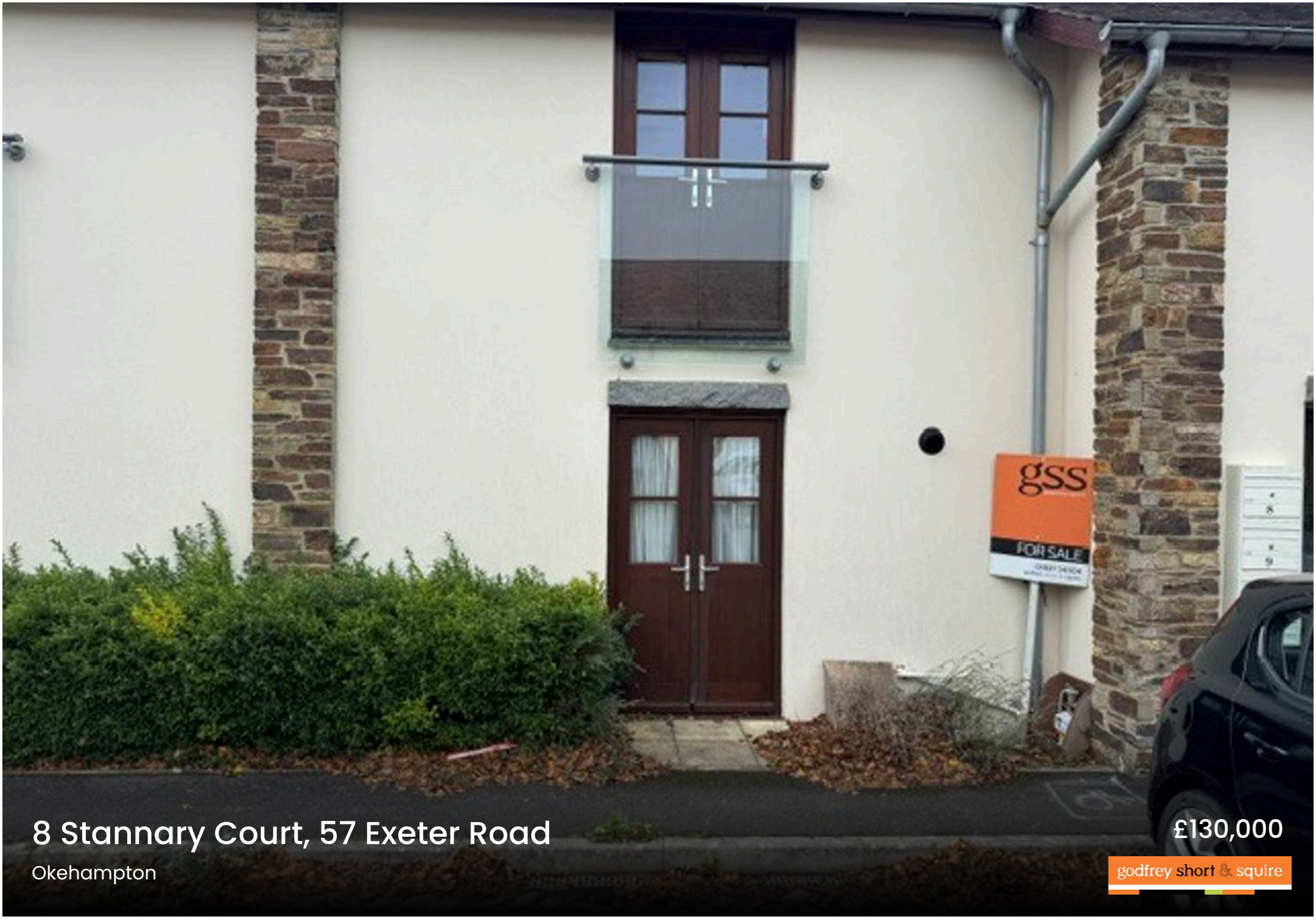


8 Stannary Court, 57 Exeter Road

Okehampton

£130,000

godfrey short & squire



8 Stannary Court

Okehampton

This ground floor, two bedroom flat offers a practical layout and a convenient location, making it a great choice for a first time buyer or someone looking for an investment property. The open plan living area creates a relaxed space for everyday life, with room to unwind and enjoy time at home. Both bedrooms add to the flexibility of the flat, while the contemporary bathroom is fitted with a modern shower. Getting around is straightforward too, with great access to the A30, a train station within walking distance and a bus route nearby. Outside, the communal garden provides a space to enjoy some fresh air. Parking is also available, adding to the convenience for those who travel by car. It is a home worth considering.Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Open plan living area
- French Doors to Communal Garden
- Contemporary bathroom with modern shower
- Ground Floor Flat
- Parking Available
- Great Access to A30
- Walking Distance to Train Station
- On A Bus Route
- Ideal First Time Buyer or Investment Property

Entrance Hall

Lounge/Diner
14' 5" x 13' 1" (4.40m x 4.00m)

Kitchen
9' 10" x 4' 11" (3.00m x 1.50m)

Bedroom 2
9' 10" x 9' 2" (3.00m x 2.80m)

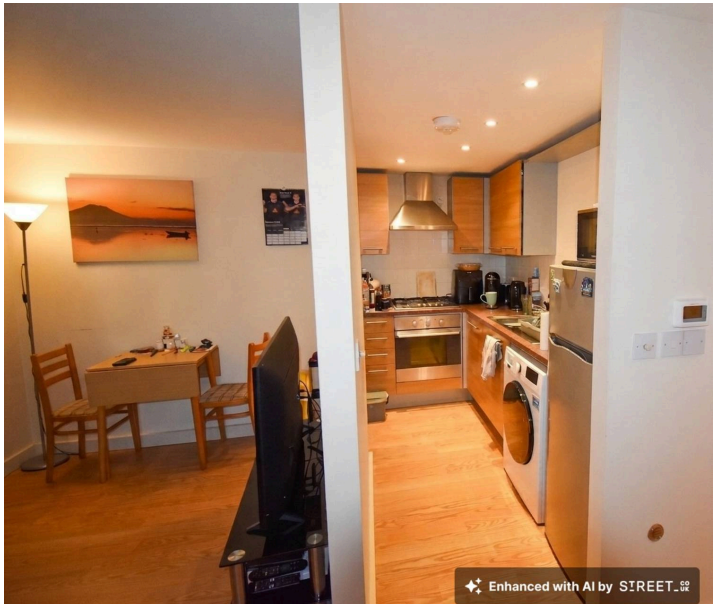
Bedroom 1
11' 10" x 10' 6" (3.60m x 3.20m)

Bathroom
8' 6" x 7' 3" (2.60m x 2.20m)

These particulars provide a fair description of the property, but no responsibility is accepted for any errors or inaccuracies and they do not form an offer or contract. Services and appliances, including central heating, have not been tested, and buyers should satisfy themselves as to their condition and working order. Reconnection charges may apply to disconnected or drained services in unoccupied properties. All measurements are approximate.

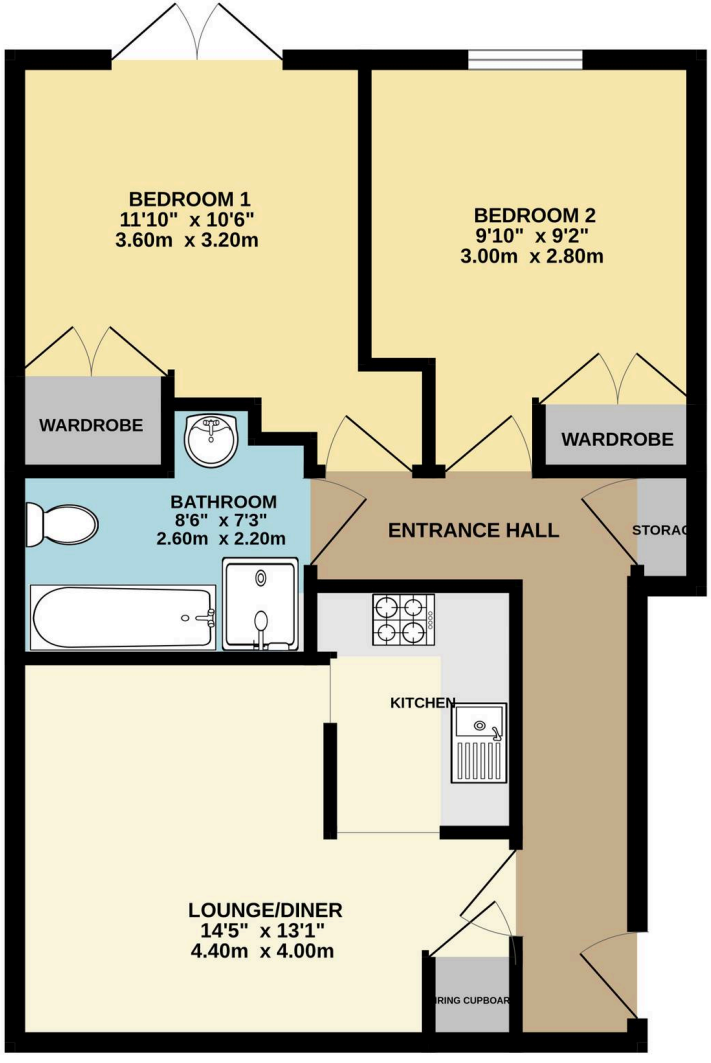
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GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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