

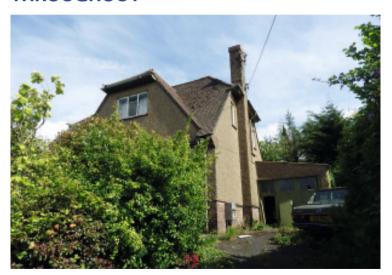
## By Order of the Government Legal Department



82 Crediton Road, Okehampton EX20 1NY

Guide price £140,000\*

# THREE BEDROOM DETACHED DWELLING ON LARGE PLOT IN NEED OF UPDATING THROUGHOUT



This property is situated on the east side of Okehampton with its local shops and station. Sampford Courtenay Station is also within three miles and Okehampton is within easy reach of Exeter and Plymouth as well as being with close proximity to Dartmoor National Park. The house comprises a detached dwelling on a large plot of approximately 0.32 acres and offers three bedroom accommodation, with garage and grounds. The house is in need of updating and modernisation throughout. The property offers scope for development subject to obtaining any necessary consent that may be required. This property is sold with vacant possession. Please note that this property will not be sold prior to auction under any circumstances.

#### ACCOMMODATION

Entrance Hall, Sitting Room, Sun Room, Dining Room, Kitchen. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Garden to front, side and rear, Garage.

#### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

West Devon Borough Council 01822 813600 Council Tax Band D EPC Rating: F

#### **VIEWING TIMES**

Thursday 24th March @ 12–1pm Tuesday 29th March @ 12–1pm Monday 4th April @ 12–1pm