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Flat 2, Carclaze, Prospect Hill, Okehampton, Devon EX20 1JD  
\*GUIDE PRICE £85,000+



A two bedroom ground floor flat with private garden, additional patio seating areas, garage and parking.

#### LOCATION

Carclaze is situated on Prospect Hill enjoying a tucked away location on the outskirts of the town centre a short walk away. Okehampton offers a comprehensive range of shops, leisure, educational facilities and hospital. The town is readily accessible to Dartmoor National Park and the A30 to Exeter and Cornwall.

#### DESCRIPTION

A two bedroom ground floor flat having the benefit of a generous enclosed private garden 2 sheds and additional patio seating areas with views over the townscape to Dartmoor beyond, with the property having the benefit of a newly extended lease which expires in 2164. The property enjoys double glazing and central heating, with a garage en-bloc which can be located a short distance away from the property and additional parking in the adjacent private lane. A pedestrian walkway gives access to the town centre.

#### ACCOMMODATION

**Ground Floor** Sun room with doors to the patios and main garden area, sitting room with log burner, kitchen/diner with utility porch off, inner hallway giving access to two double bedrooms and bathroom.

**Outside** The property enjoys a generous enclosed garden with 2 sheds and patio seating areas and has the benefit of a garage en-bloc located a short distance away from the property and additional parking in the privately-owned lane outside.

#### TENURE

Leasehold (with a quarter share of the freehold company)

#### EPC

Energy Efficiency Rating E

#### NOTE

For the avoidance of doubt the property has the benefit of a recently extended Lease, under title number DN680734, expiring on the 24th December 2164.

#### AUCTION VALUER

Wendy Alexander

#### VIEWINGS

Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Fulfords Okehampton 01837 658560 (Weekends)

