

## Schoolhayes, Cross Roads, Lewdown, EX204FF

Guide Price £475,000





















- · Recently Built Detached House
- · Downstairs Cloakroom
- · Family/Dining Room
- · Three Further Good Sized Bedrooms

GROUND FLOOR

· Level Front and Rear Gardens

- Entrance Hall
- · Modern Fully Fitted Kitchen
- · Master Bedroom with En-suite
- · Family Bathroom
- Integral Garage. EPC Rating (A)

1ST FLOOR

DINING/FAMILY ROOM
17/4" x 11'2"
5.28m x 3.40m

GARAGE
197" x 8'10"
5.96m x 2.69m

HALLWAY

HALLWAY

WC

BEDROOM 8'11" x 7'1" 2.73m x 2.15m

BEDROOM 12'10" x 9'11" 3.91m x 3.02m

MASTER BEDROOM 14'10" x 9'0" 4.52m x 2.74m

BEDROOM/ SITTING ROOM 12'10" x 9'11" 3.91m x 3.02m

SCHOOLHAYES, CROSS ROADS, LEWDOWN, OKEHAMPTON, DEVON, EX20 4FF

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.

A four bedroom detached house with integral garage and well stocked level rear garden recently built in 2022 and boasting a superb energy efficiency rating of 'A'