mansbridgebalment

DOUSLAND

£255,000
Offers Invited

26 BARONS ROAD

Dousland, PL20 6NG

An extended family house located within the Dartmoor National Park close to local amenities.

3 Double Bedrooms

South Facing Aspect

Low Maintenance Garden

Integral Garage

£255,000 Offers Invited

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The Roundabout
Yelverton
Devon
PL20 6DT

mansbridgebalment.co.uk

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SITUATION AND DESCRIPTION

An extended family house located within the Dartmoor National Park within yards of the local shop/post office, Burrator Inn and a short walk to the open moors. We understand the property was built in the 1970s and later extended by the current owners in approximately 1995 adding garden/breakfast room and later again in approximately 2005 creating the hobby room/study at the back of the garage. The property benefits from a low maintenance garden and therefore makes an ideal retreat for busy individuals who prefer to be out enjoying the lifestyle this area offers. The property benefits from oil fired central heating, PVCu double glazing and a covered but vented chimney in the living room which could be reinstalled as an open fire/wood burning stove. The interior is well presented and light and airy due its south facing aspect. To the front of the house is a brick paved driveway providing parking for two vehicles in front of the garage which can park a further car. The accommodation comprises porch, hall, wc, kitchen, living room with dining area, garden/breakfast room and a hobby room/study. To the first floor is a landing, shower room (which formerly was a bathroom) and three double bedrooms. The house is also ideally positioned for commuting to Plymouth City and just under 2 miles from Yelverton where there all the amenities required for general living.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Brick paved driveway leads to PVCu double glazed patio entrance door.

PORCH
11' 10" x 2' 10" (3.61m x 0.86m)
PVCu double glazed windows to the front; tiled floor; PVCu double glazed door to:

HALL
12' 0" x 4' 6" (3.66m x 1.37m)
BT point; radiator; stairs rise to first floor; doors off:

W.C.
5' 9" x 4' 4" (1.75m x 1.32m)
PVCu window; pedestal wash hand basin; low level w.c; heated towel rail; alarm pad.

KITCHEN
10' 5" x 10' 5" (3.18m x 3.18m)
PVCu double glazed window to rear garden; fitted kitchen and worktops; freestanding preparation island (on wheels for easy adjustment); integrated electric hob with extractor hood over; eye level oven/grill; space for washing machine, fridge/freezer and dishwasher; site of Worcester 20/25 Heatslave oil fired boiler; PVCu double glazed door to the integral garage and hobby room/study.

LIVING ROOM
13' 10" x 12' 10" (4.22m x 3.91m) maximum
PVCu double glazed window to the front garden; radiator; TV/Satellite point; chimney breast with potential for open fire/woodburner; 2 radiators; dining area with wood effect flooring; dado rail; double glazed patio doors to:

GARDEN/BREAKFAST ROOM
11' 9" x 7' 3" (3.58m x 2.21m)
PVCu double glazed windows, roof and patio doors; radiator; TV/BT point.

HOBBY ROOM/STUDY
11' 8" x 6' 8" (3.56m x 2.03m)
PVCu double glazed window and door to the rear garden; BT point; can be used as occasional bedroom.

INTEGRAL GARAGE/WORKSHOP
20' 3" x 11' 4" (6.17m x 3.45m)
Remote sensor up-and-over door; power points and lighting; workshop area with workbench and shelving.

FIRST FLOOR

LANDING
PVCu double glazed window to side; loft access (pull down ladder, light and partially boarded); airing cupboard with slatted shelving and radiator.

SHOWER ROOM
7' 10" x 6' 4" (2.39m x 1.93m)
PVCu double glazed window; low level w.c; double shower with Mira mains fed shower; heated towel rail; power points; vanity cupboard and lighting.

BEDROOM ONE
13' 5" x 12' 0" (4.09m x 3.66m)
PVCu double glazed window to the rear; radiator; BT point; TV point; dado rail; space for wardrobes and chest of drawers.

BEDROOM TWO
11' 9" x 9' 3" (3.58m x 2.82m)
PVCu double glazed window to the front and views; radiator; space for wardrobes and chest of drawers.

BEDROOM THREE
10' 6" x 8' 8" (3.2m x 2.64m)
PVCu double glazed window to the rear; radiator; space for wardrobe and chest of drawers.

OUTSIDE

The property is approached from a brick paved driveway flanked by a level lawn. A garden path leads to the side elevation and to a pedestrian gate around to the back of the house. The rear of the house back into what was once the platform for the Dousland railway station and therefore has three terraces. This courtyard garden has been paved with areas for pot plants and a clothes line. The area is incredibly private and sheltered with a further door back into either the garden/breakfast room or the hobby room/study and on into the integral garage.

SERVICES
Mains electricity, mains metered water, mains drainage and oil fired central heating.

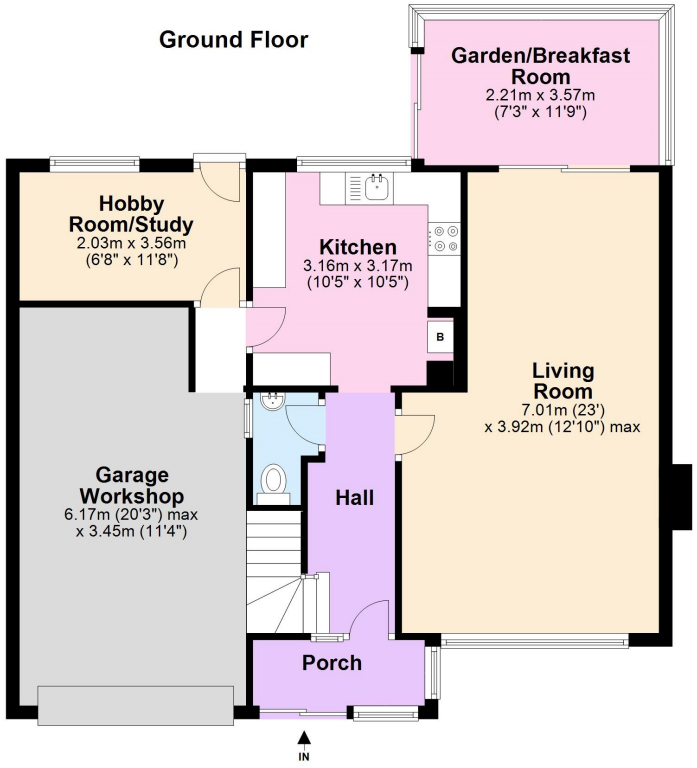
OUTGOINGS
We understand this property is in band ' D ' for Council Tax purposes.

VIEWING
Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

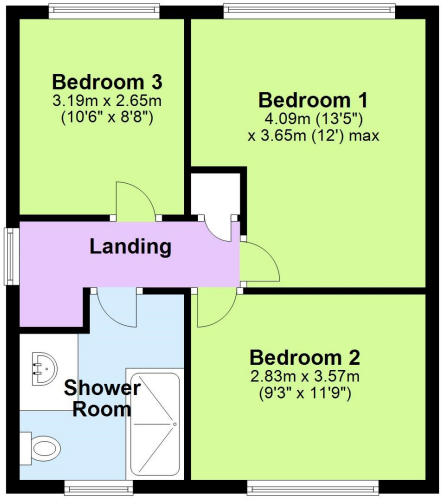
DIRECTIONS
From our Yelverton office proceed on the B3212 toward the village of Dousland. Upon reaching the village take the first right into Stowford Close and follow the road around past the shops. After a short distance and as the road bends to the left continue straight ahead into Barons Road. Take the next right and follow the road into the cul de sac. The property will be found on the right hand side in the corner marked by our for sale sign.

EPC Rating 53 Band E **Y4391**

Ground Floor



First Floor



Total area: approx. 126.6 sq. metres (1362.4 sq. feet)

FLOOR PLAN DISCLAIMER These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright © Mansbridge Balment 2019
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** PL19, PL20, EX20*

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