



mansbridgebalment

OKEHAMPTON

OIRO £345,000



9 STATION ROAD

Okehampton, Devon, EX20 1DY

A rare opportunity to acquire a substantial Edwardian property currently offered as ground floor and first floor apartments.

5 Bedrooms/4 Bathrooms

Buildings to Rear with Support to Convert

Income Potential

Solar Energy

Offers in the region of £345,000



**Bridge House,
Okehampton,
Devon,
EX20 1DL**

mansbridgealment.co.uk



SITUATION AND DESCRIPTION

The property is situated in close proximity to Okehampton town centre and within walking distance of Simmons Park and Okehampton College.

Okehampton lies on the northern edge of Dartmoor National Park. It is approximately 30 miles from both the north and south Devon coasts. There are superb local beauty spots where one may enjoy walking, riding and fishing. The shopping area contains banks and supermarkets as well as many interesting locally owned shops. Primary and secondary education is well catered for in local schools. The recreation ground and park contains, amongst other things, a covered heated swimming pool. Most sports are available including 18 hole golf course, squash courts, indoor rifle range and thriving rugby and soccer clubs. The cathedral city of Exeter lies 22 miles to the East with an abundance of high street stores and the regions main airport.

Believed to have been built in 1906 the property is a fine example of the period with spacious rooms, high ceilings with ornate plasterwork and large windows providing excellent natural light. Refurbishment has been completed to a very good standard and the property benefits from double glazing throughout and mains gas central heating. There is also the added benefit of solar energy where the feed in tariff generates approximately £1400 pa. To the rear is a range of buildings with support to convert, offering potential for further income or accommodation for a dependent relative. This versatile property offers a number of configurations which should appeal to any prospective purchasers.

The generous accommodation briefly comprises, first floor apartment with side entrance lobby; kitchen/living room; sitting room; cloakroom; 3 double bedrooms, 2 with en-suite and a separate bathroom. To the ground floor is another 2 bedroom apartment with generous kitchen/living room; 2 double bedrooms a utility room and a bathroom. There is currently off road covered parking for both apartments.



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:

Part glazed front door with outside light leads to:

ENTRANCE LOBBY

Original tiled floor; block wood work surface with inset composite sink and drainer; appliance space and plumbing for automatic washing machine; radiator.

Stairs to:





FIRST FLOOR APARTMENT

LANDING

Radiator; doors to:

KITCHEN/DINER

22' 0" x 14' 6" (6.71m x 4.43m)

Dual aspect; range of contemporary wall and floor units under block wood work surfaces; extensive range of drawers; integrated fridge/freezer; integrated dishwasher; wine rack; built-in electric oven; built-in microwave; inset gas hob with hood over; inset composite sink and drainer with splashbacks; downlights; 2 radiators; T.V. point.

CLOAKROOM

Obscure window to side; low level w.c; wash hand basin; wall mounted solar inverter, panel enclosed mains gas boiler.

4 steps up to:

BEDROOM THREE

9' 10" x 8' 6" (3.68m x 2.61m)

Window to side; built-in shelving; T.V. point; radiator; downlighters.

SITTING ROOM

16' 1" x 13' 10" (4.91m x 4.24m)

2 windows to front; redundant fireplace; wired surround sound; radiator.

Staircase with glazed roof over to second floor.

LANDING

LED lighting; doors to:

BEDROOM TWO

14' 7" x 9' 10" (4.47m x 3.02m)

Velux roof light; eaves storage; T.V. point; oak veneer flooring; radiator.

EN-SUITE

9' 10" x 6' 6" (3.01m x 2.17m)

Window to rear; Quad shower tray and enclosure; Mira electric shower; pedestal wash hand basin; low level w.c; heated towel rail; LED downlights; oak veneer flooring; extractor fan.

BEDROOM ONE

15' 11" x 14' 7" (4.87m x 4.47m)

Window to front; walk-in wardrobe; radiator; T.V. point.

EN-SUITE

Rectangular shower tray and enclosure; mains shower attachment; low level w.c; wash hand basin with vanity cupboard under; built-in storage cupboard; extractor fan; heated towel rail.

BATHROOM

11' 6" x 6' 6" (3.53m x 1.99m)

Window to rear; back to wall bath with mixer tap; wash hand basin with mixer tap; low level w.c; oak veneer flooring; downlighters; radiator; cupboard housing pressurised water system.



GROUND FLOOR APARTMENT - 9A

Main entrance door leads to:

KITCHEN/LIVING ROOM

23' 0" x 16' 1" (7.03m x 4.91m)

Dual aspect; well pointed modern kitchen; mains gas boiler; downlighters; 2 radiators.

INNER HALLWAY

Storage cupboards; radiator; doors to:

BEDROOM ONE

11' 9" x 10' 6" (3.59m x 3.21m)

Window to side; radiator.

BEDROOM TWO

10' 6" x 7' 1" (3.21m x 2.17m)

Window to side; radiator.

UTILITY

Base units under work surface; appliance space and plumbing for automatic machine; door to outside rear; obscure window to rear; radiator; door to:

BATHROOM

Obscure window to side; panel enclosed bath; low level w.c; wash hand basin with vanity cupboard under; shower cubicle with Mira electric shower; extractor fan; radiator.

OUTSIDE

A level walk from Station Road leads to the property's side door with access to the first floor apartment and in turn the off road parking area and buildings to the rear. The ground floor apartment is accessed directly from Station Road.

To the rear is a range of buildings ideal for development and there are currently drawn plans supported by the West Devon Borough Council.

SERVICES

Mains electricity, mains water, mains gas and mains drainage.

OUTGOINGS

We understand both apartments are in band ' A ' for Council Tax purposes.

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.

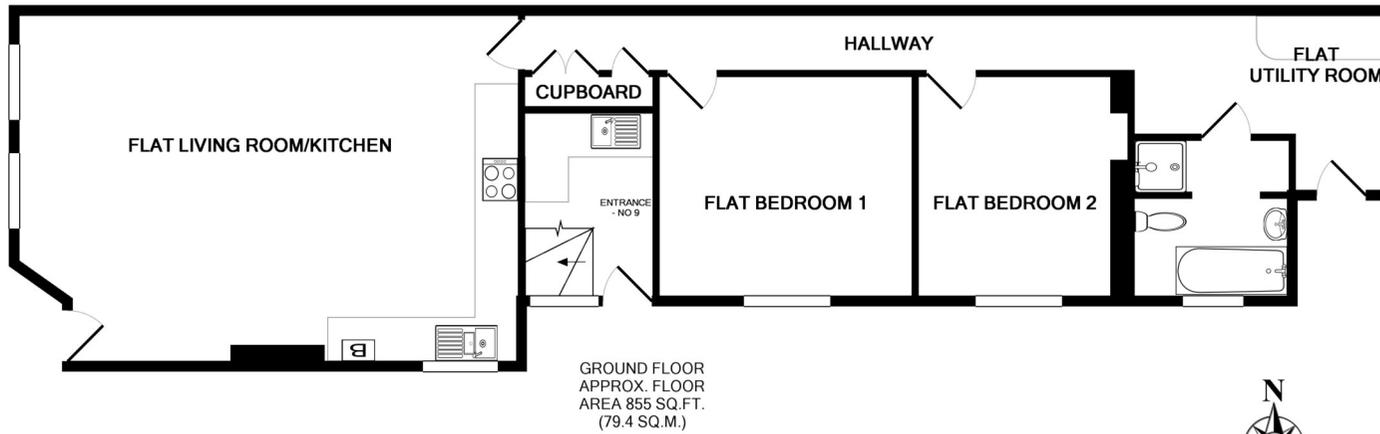
DIRECTIONS

From our offices in Okehampton proceed in a westerly direction turning left at the traffic lights into George Street. Proceed for approximately 150yards turning right on to Station Road where the property can be found after approximately 70yards on the left hand side.

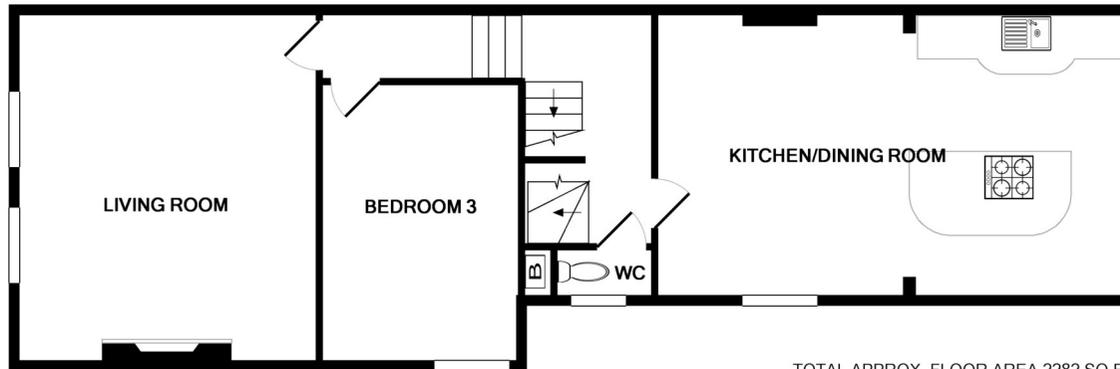
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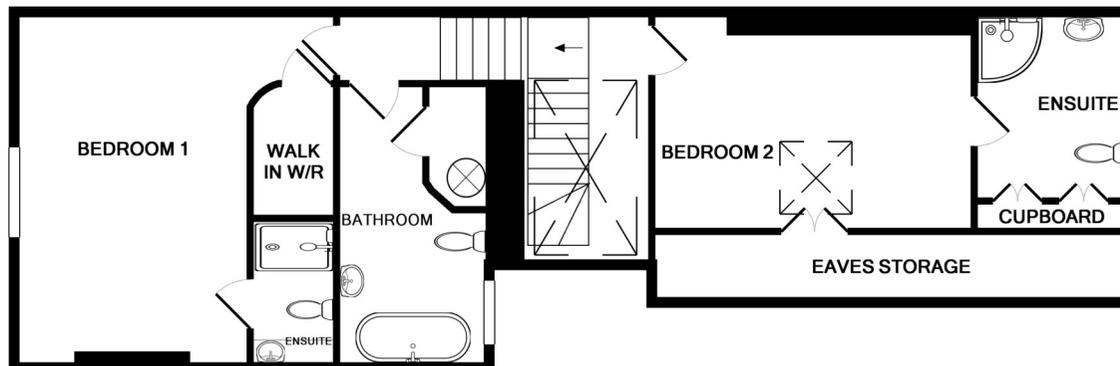


1ST FLOOR
APPROX. FLOOR
AREA 734 SQ.FT.
(68.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 2282 SQ.FT. (212.0 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 692 SQ.FT.
(64.3 SQ.M.)



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MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



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OKEHAMPTON · LONDON MAYFAIR

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*** PL19, PL20, EX20**