



mansbridgebalment

OKEHAMPTON

O.I.RO £185,000



2 Lopes Crescent, Okehampton EX20 1LZ

SITUATION AND DESCRIPTION

A mid terrace house which is situated in a popular and peaceful residential cul-de-sac of just 14 properties, offering good access to the town's amenities.

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 a bank and supermarkets, including Waitrose, 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.

A well-constructed property, believed to have been built in the 1940s and has been lived in by the seller since 1959. The accommodation is generally well-presented throughout, however, would benefit from a small degree of updating, briefly comprises: entrance porch; hallway; sitting room; dining room; kitchen and rear porch/utility. To the first floor is a landing; three bedrooms and a shower room. The property benefits from partial mains gas central heating and full double glazing.

There are level enclosed front and rear gardens and there is parking directly in front of the property.

We are delighted to be appointed as sole agents for the rare opportunity to purchase this property, which is offered with NO ONWARD CHAIN.

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:

ENTRANCE PORCH

PVCu double glazed entrance porch with tiled floor; PVCu double glazed inner door, leading to:

HALLWAY

Radiator; stairs to first floor landing; understairs storage cupboard with light; electric box and meters; hanging space for coats; smoke alarm; doors to:

SITTING ROOM

12' 10" x 10' 9" (3.92m x 3.28m)

Window to front; tile surround fireplace with inset electric fire; picture rail; radiator.

DINING ROOM

11' 7" x 11' 4" (3.55m x 3.47m)

Window to rear; gas fire with back boiler; airing cupboard with hot water tank and slatted shelving; picture rail.





KITCHEN

8' 0" x 5' 1" (2.46m x 1.55m)

Window and door to rear; wall and floor kitchen units with worksurface and part tiled splashbacks; stainless steel sink and drainer; vinyl flooring; hot water tap.

REAR PORCH

6' 6" x 5' 3" (1.99m x 1.62m)

Windows to rear and side, and door to garden; plumbing and space for washing machine; lighting and power.

FIRST FLOOR

LANDING

Hatch to loft space; smoke alarm; doors to:

BEDROOM ONE

12' 9" x 10' 8" (3.9m x 3.26m)

Window to front; part views of Dartmoor; picture rails.

BEDROOM TWO

11' 8" x 10' 9" (3.56m x 3.28m)

Window to rear; feature fireplace (not in use); picture rail.

BEDROOM THREE

6' 10" x 5' 10" (2.1m x 1.79m)

Window to front; part views of Dartmoor.

SHOWER ROOM

7' 4" x 5' 10" (2.26m x 1.79m)

Obscure window to rear; low level w.c; wash hand basin set in storage vanity unit; fully glazed shower cubicle with electric Mira Sport shower; part tiled walls.

OUTSIDE

FRONT GARDEN

To the front of the property is parking, parallel to the front boundary wall. There is a level pathway leading to the front entrance door, with a gravelled front garden, with flowerbed borders and raised central flower bed.

REAR GARDEN

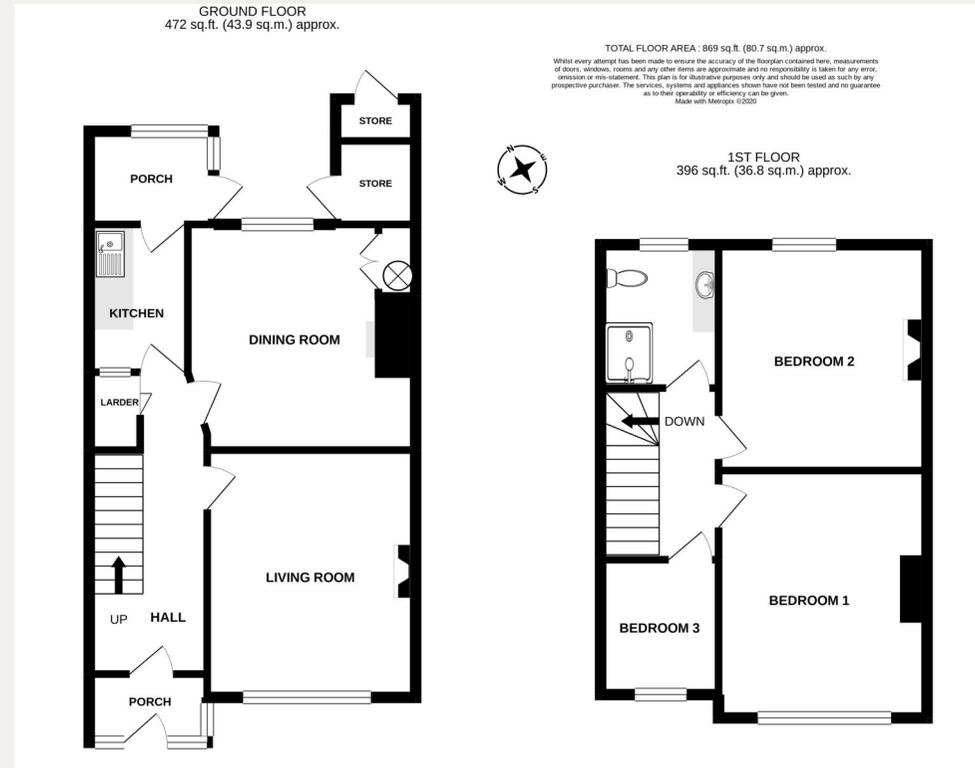
To the rear is a level enclosed gravelled garden with a small number of plants, shrubs and small bushes. There is a brick-built store with shelving and wall-mounted outside tap.

NOTE: The property has a pedestrian right of way across two neighbours gardens, which leads to a shared pathway, leading to the front.



BETTER **COVERAGE**, WIDER **CHOICE**

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



SERVICES

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

OUTGOINGS

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

VIEWING

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

DIRECTIONS

For SAT NAV use, please use the property postcode: EX20 1LZ.

From the centre of Okehampton, proceed in an easterly direction, via East Street. After passing the traffic lights, take the 45 degree left in to Crediton Road and continue for approximately 450 meters. As you approach the T-junction, turn left in to Lopes Crescent, whereupon the property will be found on the left hand side.

UNIT 17 CHARTER PLACE · RED LION YARD
OKEHAMPTON · DEVON · EX20 1HN
Tel: 01837 52371
E: okehampton@mansbridgebalment.co.uk



TAVISTOCK · YELVERTON · BERE PENINSULA · OKEHAMPTON
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* PL19, PL20, EX20