



 mansbridgebalment

BRIDESTOWE

£170,000



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8 Princess Elizabeth Terrace, Bridestowe, EX20 4EP

SITUATION AND DESCRIPTION

The property is situated in a quiet location towards the western outskirts of Bridestowe within easy reach of Dartmoor.

Bridestowe is a popular village with an interesting mix of period housing and lies approximately 5 miles west of Okehampton. The area is favoured for its active community and its amenities such as primary school, village pub, village hall, church and post office/stores. The village has excellent access to Dartmoor, the A30, numerous footpaths and cycleways leading to the open moor.

An end of terrace 3 bedroom property with potential to extend. The property is favourably positioned backing on to open fields with excellent views of the countryside and Dartmoor.

The spacious accommodation briefly comprises, sitting room with open fire; living room also with open fire; kitchen/breakfast room; cloakroom; rear lobby with adjoining out house. To the first floor are 3 bedrooms a bathroom, a separate WC and outside is a south facing rear garden.

Mansbridge Balment are pleased to be appointed as sole agents in the sale of this property and viewing is highly recommended.



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:

Solid wooden door with glazed insert and outside light leads to:

PORCH

Window to side; open entrance to:

HALL

Stairs to first floor and doors to:

SITTING ROOM

13' 8" x 10' 10" (max) (4.18m x 3.3m)

Window to front; stone fireplace and hearth; radiator.

LIVING ROOM

18' 9" x 9' 10" (5.74m x 3.00m)

Dual aspect; open fireplace with tiled surround and hearth; radiator.

KITCHEN

14' 0" x 8' 2" (4.28m x 2.51m)

Window to side; range of wall and floor units under roll topped work surfaces; inset stainless steel sink and drainer; appliance space for electric cooker; appliance space and plumbing for automatic washing machine; radiator; door to:



REAR LOBBY

Window to side; doors to:

CLOAKROOM

Obscure window to side; low level w.c.

OUTHOUSE

9' 8" x 9' 4" (2.95m x 2.85m)

Window to rear (with moorland views); lighting connected (ideal for development).

Return to hall with staircase to:

FIRST FLOOR

LANDING

Window to rear overlooking garden and with far reaching moorland views; hatch to loft and doors to:

CLOAKROOM

Obscure window to rear; low level w.c.

BATHROOM

5' 11" x 4' 11" (1.81m x 1.51m)

Obscure window to rear; wash hand basin; panel enclosed bath; airing cupboard

BEDROOM ONE

12' 6" x 9' 11 (max) (3.83m x 3.02m)

Window to front; period fireplace; built-in wardrobe.

BEDROOM TWO

10' 11" x 9' 8" (3.35m x 2.95m)
Window to front; period fireplace; built-in wardrobe.

BEDROOM THREE

8' 10" x 7' 5" (2.71m x 2.28m)

Window to rear; built-in wardrobe; far reaching views.

OUTSIDE

A level path gives access to the property's main entrance and in turn the pedestrian gate to the:

REAR GARDEN

Backing onto open fields and with a southerly aspect the garden enjoys excellent countryside and moorland views. The garden is a balanced mixture of lawn and vegetable plot enclosed by mature hedges and a Devon bank.



SERVICES

Mains electricity, 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 on 01822 855055.

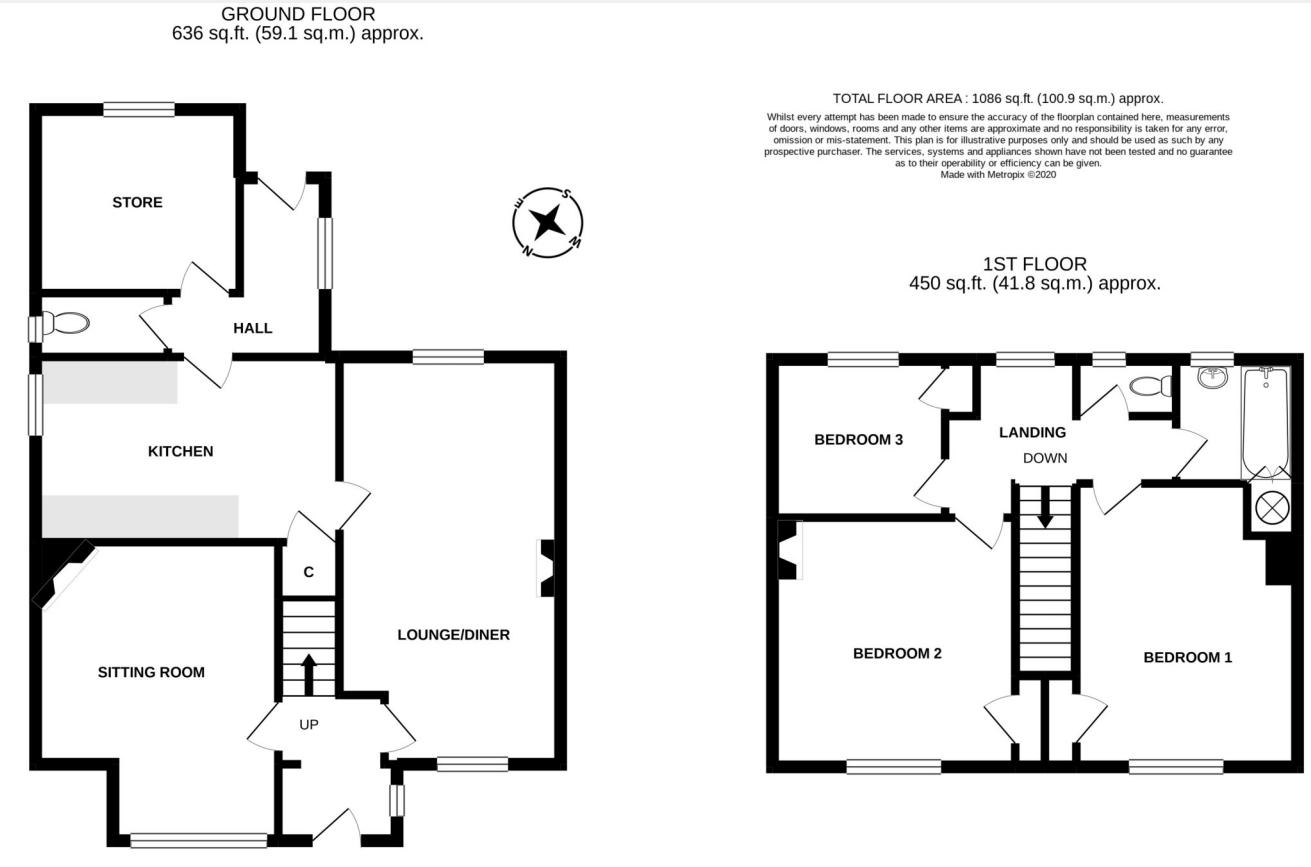
DIRECTIONS

From our offices in Okehampton proceed in a westerly direction joining the dual carriageway at Meldon. Proceed leaving the dual carriageway at the next slip way. At the junction follow the sign for Bridestowe where the property can be located on the approach to the village on your left hand side. From our offices in Okehampton proceed in a westerly direction joining the dual carriageway at Meldon. Proceed leaving the dual carriageway at the next slip way. At the junction follow the sign for Bridestowe where the property can be located on the approach to the village on your left hand side.



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