



mansbridgebalment

OKEHAMPTON O.I.E.O £235,000



## 2 Neville Road, Okehampton, EX20 1LT

### SITUATION AND DESCRIPTION

The property is one of four situated on a quiet private road within walking distance of the town centre and 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.

An extremely well presented period property of 1940's origin which has been refurbished to a very good standard by the current owners while retaining many features typical of the period. The rooms are spacious and naturally well lit with the modern high quality kitchen being a particular feature. The property is double glazed throughout, benefits from mains gas central heating and also cavity wall insulation.

Outside to the front there is off road parking and to the rear an enclosed well maintained garden. The property's excellent presentation ensures this will be a low maintenance option for any prospective purchaser.

### 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:

Double glazed French doors to:

#### **PORCH**

Hooks for cloaks and part glazed door to:

#### **ENTRANCE HALL**

Stairs to first floor with storage under; radiator; doors to:

#### **SITTING ROOM**

13' 11" x 11' 7" (4.26m x 3.55m)

Window to front; feature fireplace with ornate Victorian style front and timber surround; picture rail; T.V. point; radiator.

#### **KITCHEN/DINING ROOM**

16' 8" x 13' 9" (5.10m x 4.20m)

Dual aspect; range of modern high quality wall and floor units under granite work surface; one and a half bowl composite sink and drainer with mixer tap; integral dishwasher; integral fridge/freezer; Range cooker (electric oven and gas hob); spacious dining area; LED downlights; T.V. point; radiator.





#### **REAR LOBBY**

Door to outside; utility area with appliance space and plumbing for automatic washing machine and tumble dryer; door to:

#### **CLOAKROOM**

Obscure window to rear; low level w.c; wall mounted gas boiler (3 years old); radiator.

#### **FIRST FLOOR**

##### **LANDING**

Window to side; hatch to loft space (boarded); doors to:

##### **SHOWER ROOM**

10' 10" x 6' 9" (3.32m x 2.06m)

Dual aspect; large rectangular shower tray with glass enclosure and dual function shower; low level w.c; cabinet mounted wash hand basin; tiled splashbacks; heated towel rail.



##### **BEDROOM TWO**

12' 5" x 10' 7" (3.79m x 3.25m)

Window to rear; built-in wardrobe; radiator.

##### **BEDROOM ONE**

12' 4" x 10' 7" (3.78m x 3.25m)

Window to front with window seat with storage; built-in wardrobe; T.V. point; radiator.

##### **BEDROOM THREE**

8' 5" x 6' 9" (2.57m x 2.07m)

Window to front; radiator.

#### **OUTSIDE**

The property is approached from the access road via a level parking area which leads to the main entrance.

There is a side gate to the rear garden which is fully enclosed and consists of a lawn bordered by flowerbeds with a stone chipped pathway leading to a decked area with parasol. Within the garden there is ample storage and also an outside water tap.



#### **SERVICES**

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

#### **OUTGOINGS**

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

#### **VIEWINGS**

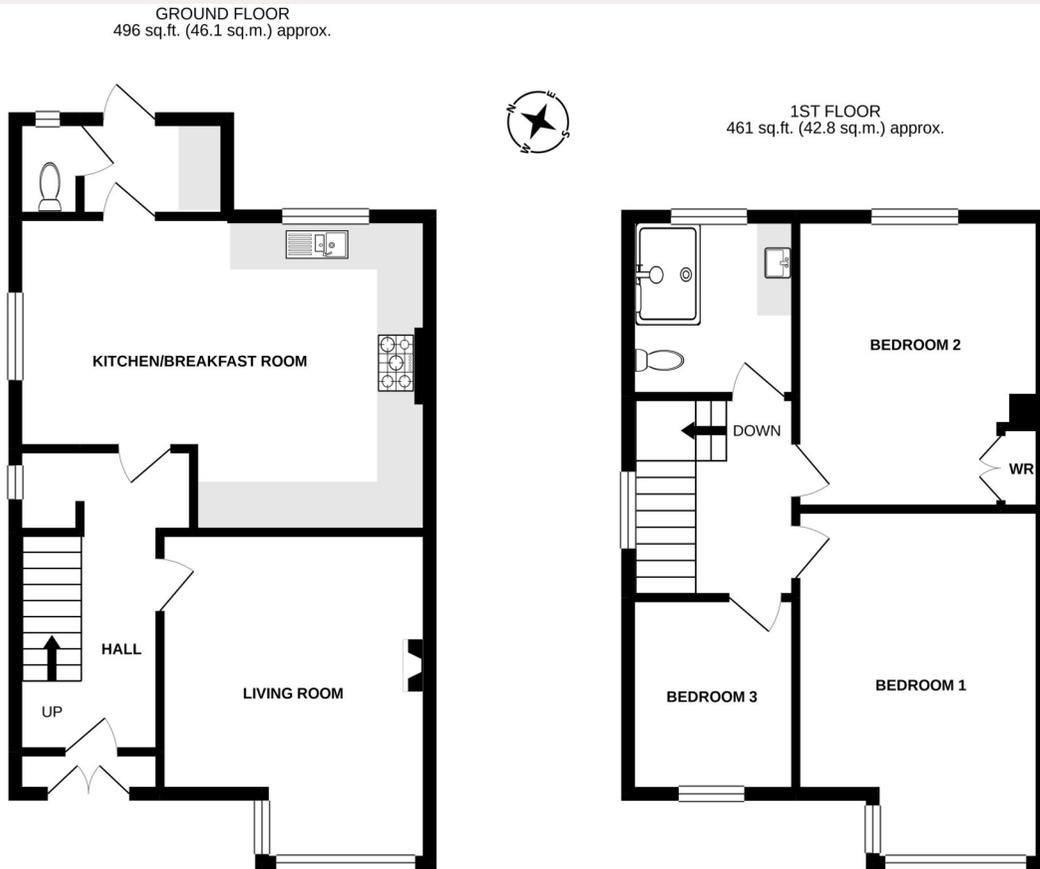
Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.

#### **DIRECTIONS**

From our offices in Okehampton proceed in an easterly direction into East Street. After the traffic lights turn left into Crediton Road and proceed for approximately 50 yards where Neville can be located on the left hand side. The property can be clearly identified by a Mansbridge Balment for sale board.

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

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



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.  
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EPC Rating 67 Band D

O1303

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**\* PL19, PL20, EX20**