



mansbridgebalment

BRIDESTOWE £165,000



9 Fore Street, Bridestowe, EX20 4EL

SITUATION AND DESCRIPTION

The property is situated at the heart of the Dartmoor village of Bridestowe which lies approximately 5 miles west of Okehampton.

Bridestowe is a pretty West Country village situated at the head of the Lew Valley at the north western foothills of the Dartmoor National Park and surrounded by some of Devon's finest countryside. The village centre incorporates a well patronised general store, public house, church and primary school. The A30 dual carriageway to Exeter and the M5 is approximately 5 minutes from the property and the open moorland of the Dartmoor National Park begins just a mile from the village.

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.

This well maintained and delightfully presented terraced cottage retains many character features including a period stone fireplace while still providing modern amenities fit for contemporary living. The accommodation briefly comprises sitting room with feature stone fireplace housing woodburner stove; kitchen/dining room; two bedrooms and a bathroom. The property also has wall mounted electric heaters and is fully double glazed throughout. The location of the property provides a lovely outlook over the grounds of the village Church and to the surrounding countryside beyond. The property 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:

Level access with double glazed front door leading to:

SITTING ROOM

13' 2" x 12' 9" (4.03m x 3.90m) (max)

Deep sill window to front; period stone fireplace with timber mantel and bread oven housing multi fuel burner on a slate hearth; staircase to first floor; TV point; telephone point; understair recess; inset spotlights. Opening through to:

KITCHEN/DINING ROOM

12' 2" x 11' 1" (3.73m x 3.38m)

Two deep sill windows to rear overlooking the church grounds; inset spotlighting; a matching range of floor and wall mounted units with part tiled splashbacks and rolltop work surfaces; one and a half bowl stainless steel sink and drainer with mixer tap; fitted electric oven; ceramic hob with hood and extractor fan over; appliance space and plumbing for automatic washing machine; appliance space for fridge; appliance space for upright fridge/freezer. Space for dining table and chairs.





Returning to Sitting Room staircase to:

FIRST FLOOR

LANDING

Latch doors to:

BEDROOM ONE

12' 7" x 8' 7" (3.84m x 2.64m)

Deep sill window to front; hatch to loft space; deep alcove; recessed storage cupboard; wall mounted night storage heater. TV connection.

BEDROOM TWO

11' 3" x 6' 11" (3.43m x 2.12m)

Deep sill window to rear; hatch to loft space; Airing Cupboard housing factory lagged hot water cylinder; wall mounted night storage heater.

BATHROOM

8' 6" x 5' 3" (2.60m x 1.61m)

Obscure window to rear; matching white bathroom suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashback, panel enclosed bath with mixer tap and shower attachment; wall mounted electric shower with rail and curtain; part tiled walls. Heated towel rail.



OUTSIDE

A very short distance from the property is the village recreational ground, which is a lovely place to sit and relax with pleasant views to nearby countryside. Within the recreational ground the property owns a useful store.

SERVICES

Mains water, mains electricity 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 a westerly direction taking the A30 signposted Launceston. Join the dual carriageway briefly at Meldon and leave via the first available exit signposted Tavistock and A386. At the T-junction turn right and immediately left signposted to Bridestowe. Continue along this road for approximately 2 miles turning left into the village of Bridestowe whereupon continue for a further approximate 300 yards where the property can be located on the right hand side.





Fore Street, Bridestowe, Okehampton, EX20

Approximate Area = 695 sq ft / 64.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2021. Produced for Mansbridge Balment. REF: 704376

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*** PL19, PL20, EX20**