



mansbridgebalment

BRENTOR £290,000



1 CHAPEL VIEW

Brentor PL19 0LT

A characterful period cottage providing well-proportioned accommodation and having been sympathetically restored and situated close to the heart of the popular moorland village.

Two Double Bedrooms both Ensuite

Period Features including Wood Burning Stove

Enclosed, South Facing Courtyard Garden

No Onward Chain

£290,000



**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**

mansbridgealment.co.uk





SITUATION AND DESCRIPTION

An attractive period end of terrace cottage located close to the heart of the popular moorland village of Brentor, which nestles on the western flanks of the Dartmoor National Park.

Brentor is a popular and unspoilt village set in the midst of good riding country. It has two churches and a village hall. Tavistock is approximately 5 miles away and there is a private bus service which operates to and from the town and Plymouth city centre which is 20 miles away with its fast Inter City rail links to London, Bristol and the North. There are also ferry services to Roscoff, Brittany and Santander, Northern Spain.

Tavistock is a thriving market town and was in 2004 voted the winner of a nationwide survey undertaken by the Council for the Protection of Rural England involving 120 other market towns. Among the assets taken into consideration were history, architecture, community spirit, planning sensitivity, recreational facilities and individuality of shops and businesses. Additional facilities include a hospital, a bustling Pannier Market and a full range of schools both State and Private. Indeed Tavistock can claim to have everything adding up to a quality of life which would be hard to rival.

An attractive period cottage, full of warmth and character, sympathetically restored to a high standard and affording all modern comforts such as PVCu double glazing and oil-fired central heating. The cottage provides well-proportioned accommodation arranged over two floors and includes two double bedrooms, each with ensuite facilities, sitting room, dining room, fully fitted kitchen and utility room. To the rear of the cottage there is a pleasant, enclosed courtyard garden, south facing with a sunny aspect, paved seating area and timber log store. This cottage is offered for sale with the benefit of 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 DOOR

Solid wood, framed, ledged and braced.





DINING ROOM

15' x 13' narrowing to 6' 3" (4.57m x 3.96m narrowing to 1.91m)

Turning stairs to first floor; useful understairs storage cupboard; spotlighting; radiator; tiled floor; window to front. Door to:

KITCHEN

18' x 10' 8" narrowing to 6' 1" (5.49m x 3.25m narrowing to 1.85m)

Modern range of wall and base units with dark wooden frontages and roll edge worksurfaces over, incorporating a stainless steel single drainer one and a half bowl sink unit; decorative ceramic wall tiling; built-in single oven; four ring halogen hob with stainless steel extractor canopy over; space for tall fridge/freezer; integral dishwasher; two-door tall larder cupboard; spotlighting; radiator; practical tiled floor; PVCu window to rear overlooking the courtyard garden; half glazed PVCu door to outside.

UTILITY ROOM

8' 2" x 6' 8" (2.49m x 2.03m)

Belfast sink with tiled splashback; plumbing for automatic washing machine; floorstanding oil fired central heating boiler; low flush WC; fitted worksurface; fitted cupboard for storage or housing additional white goods, as required; access to roof space; radiator; practical tiled floor; window to rear.



SITTING ROOM

12' 9" x 9' 4" (3.89m x 2.84m)

Woodburning stove set deep in a stone and brick fireplace with cloam oven (complete with original door) and timber mantel with slate hearth; spotlighting; radiator; window to front.

FIRST FLOOR:

LANDING

Access to roof space; doors to:

BEDROOM ONE

12' 4" x 9' 8" (3.76m x 2.95m)

Fitted triple wardrobing with hanging rail and shelves; spotlighting; radiator; window to front. Door to:

ENSUITE

Fitted with a white suite comprising panelled bath, low flush WC, pedestal wash handbasin with illuminated mirror above; decorative ceramic wall tiling; heated towel rail; spotlighting; exposed wooden floorboarding; light activated extractor fan.

BEDROOM TWO

9' 7" x 8' 7" (2.92m x 2.62m) (Plus door recess)

Built-in wardrobe with separate built-in shelved storage cupboards; spotlighting; radiator; window to front. Door to:

ENSUITE

Fitted with a white suite comprising low flush WC, pedestal wash handbasin with illuminated mirror above; fully tiled shower cubicle with bifold door and Triton T80 electric shower over; heated towel rail; exposed wooden floorboarding; spotlighting; light activated extractor fan.



OUTSIDE:

To the rear of the cottage there is an enclosed courtyard garden, south facing with a sunny aspect and paved seating area, perfect for outdoor eating and entertaining. There is a timber log store and tool shed.



SERVICES

Mains water, mains electricity and mains drainage. Oil fired central heating.

OUTGOINGS

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

VIEWING

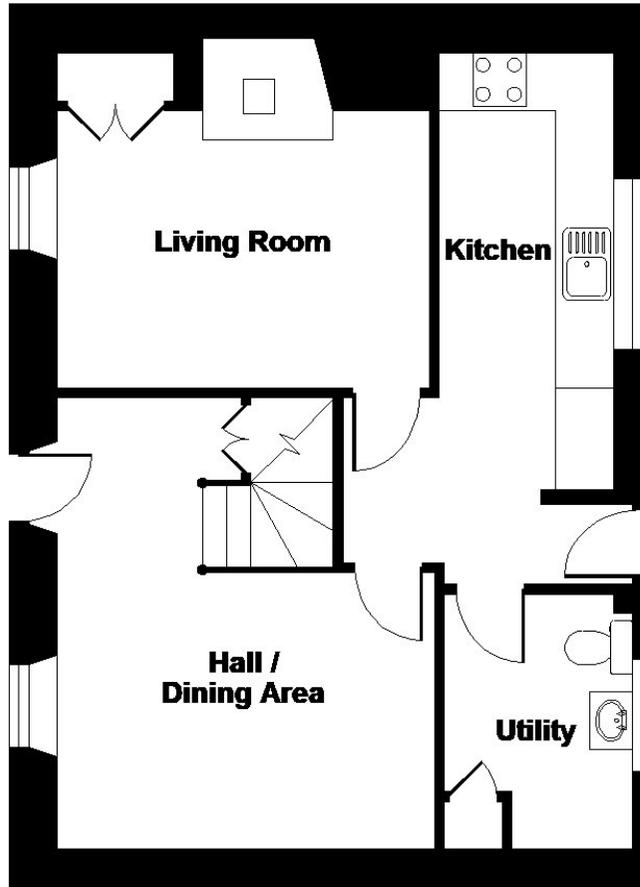
By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

Leave Tavistock's Bedford Square via Drake Road and proceed up the hill and out of town, heading towards Brentor. Pass the well-known landmark of Brentor Church on the right-hand side and, after passing the former Brentor Inn on the left, turn right towards the village. Upon entering the village, bear right at the fork in the road (just before the former chapel) and continue along this lane for a short distance where the property will be found on the right-hand side.



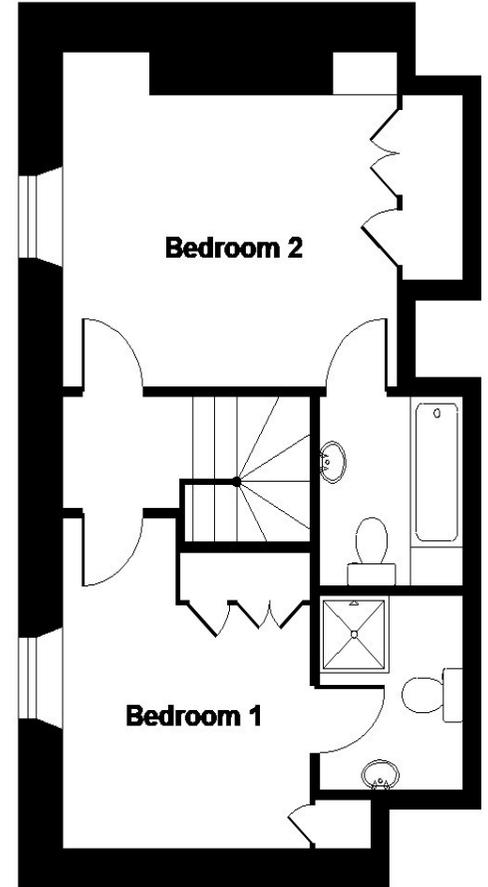
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GROUND FLOOR

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FIRST FLOOR

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BETTER COVERAGE, WIDER CHOICE
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BEDFORD COURT · PLYMOUTH ROAD · TAVISTOCK · PL19 8AY
Tel: 01822 612345
E: tavistock@mansbridgebalment.co.uk



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* Source Rightmove

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