



Steeperton
House

mansbridgebalment

BRIDESTOWE

O.I.E.O £300,000



STEEPERTON HOUSE

Launceston Road, Bridestowe, EX20 4EQ

An immaculately presented modern detached house
situated in the heart of the village.

4 Bedrooms

Spacious Accommodation

Level Enclosed Rear Garden

Off Road Parking

O.I.E.O £300,000



**Bridge House,
Okehampton,
Devon,
EX20 1DL**

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

This fine property is situated in the heart of the popular Devon village of Bridestowe.

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 several banks and supermarkets 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 fine detached property, built by Linden Homes in 2010 and owned by the sellers from it's construction. It is immaculately presented both internally and externally and offers spacious accommodation which includes: Hallway; Cloakroom; large dual aspect Sitting Room with fitted woodburner; spacious Kitchen/Dining Room, which has been upgraded in recent times and has an adjoining Conservatory, which is an excellent addition to the property. To the first floor is a landing, with doors to Four Bedrooms, with an upgraded En Suite Shower Room to the Master Bedroom. There is also a Family Bathroom,

The property has oil-fired central heating, full double glazing to all windows and doors and a modern intruder alarm system.

To the rear is a pleasant level enclosed westerly - facing garden, with large workshop and store. There is off-road parking for 2 cars beyond the rear garden. We are delighted to offer this fine 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:

GROUND FLOOR

Pitched tiled canopy over entrance door with light to:-

HALLWAY

With stairs to first floor; alarm keypad; telephone point; radiator; smoke alarm; doors to:



CLOAKROOM

5' 6" x 3' 8" (1.70m x 1.13m)

Low level w.c; pedestal wash hand basin with part tiled splashback; radiator; extractor fan.

KITCHEN/DINING ROOM

20' 4" x 11' 9" (6.20m x 3.60 reduced to 2.53m)

Triple aspect family style kitchen/dining room with windows to front, side and opening to conservatory; extensive range of quality kitchen units with solid wood worktops; integral fridge and freezer; integral dishwasher; space for electric range stove with toughened glass splashback and extractor hood; stainless steel sink and mixer tap; tile effect flooring; two radiators; storage cupboard; space for table and chairs; T.V. point.

CONSERVATORY

10' 8" x 6' 9" (3.27m x 2.07m)

With pleasant aspect over rear garden; sliding doors accessing garden; electric heater; tile effect flooring; T.V. point; wall lighting.

LOUNGE

20' 4" x 11' 9" (6.2m x 3.59m)

Dual aspect with window to front and French doors to garden; inset multi-fuel burner on slate hearth and timber bressamer; two radiators; T.V. and telephone points.



FIRST FLOOR

LANDING

Window to rear; smoke alarm; hatch to loft with fitted ladder and power connected; airing cupboard with hot water cylinder and slatted shelving, central heating and hot water timer controls; doors to:

MASTER BEDROOM

12' 7" x 9' 9" (3.86m x 2.98 extending to 11'9" (3.60m)

Window to front; radiator; T.V. and telephone points; door to:

EN-SUITE

6' 7" x 5' 0" (2.03m x 1.53m)

Hotel style en-suite with low level w.c; contemporary wash hand basin with storage under; fully glazed shower cubicle with drench shower and additional shower hose; heated towel rail; wood effect flooring; extractor fan; shaver socket.



BEDROOM TWO

11' 2" x 8' 3" (3.41m x 2.53m)

Window to rear; radiator; T.V. point.

BEDROOM THREE

8' 11" x 6' 11" (2.72m x 2.13 extending to 10'2" (3.13m)

Window to front; radiator; built-in three doored wardrobe with hanging space and shelving; T.V. point.

BEDROOM FOUR

8' 6" x 8' 6" (2.61m x 2.61 reduced to 2.01m)

Window to front; built-in wardrobe with hanging space and shelving; radiator; T.V. and telephone points.

BATHROOM

7' 1" x 6' 4" (2.16m x 1.95m)

Obscure glazed window to rear; low level w.c; pedestal wash hand basin and part tiled splashback; panel enclosed bath with mixer tap and mains shower over bath; heated towel rail; wood effect flooring; feature full width mirror with inset spotlights over; extractor fan.

OUTSIDE

FRONT

Attractive stone border walls with level pathway to front and side.

REAR GARDEN

A westerly facing, level, enclosed rear garden, laid predominantly to lawn with flower bed borders and patio seating area. Outside power and lighting. Outside tap. External oil fired boiler. Rockery style garden to side. Well built log/store garden shed/workshop. Concealed modern oil tank. Pathway to side with gate and further gated pathway leading to OFF ROAD PARKING AREA FOR TWO CARS.

SERVICES

Mains water, mains electricity, mains drainage and oil fired central heating

OUTGOINGS

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

VIEWINGS

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371 or email: okehampton@mansbridgebalment.co.uk.

DIRECTIONS

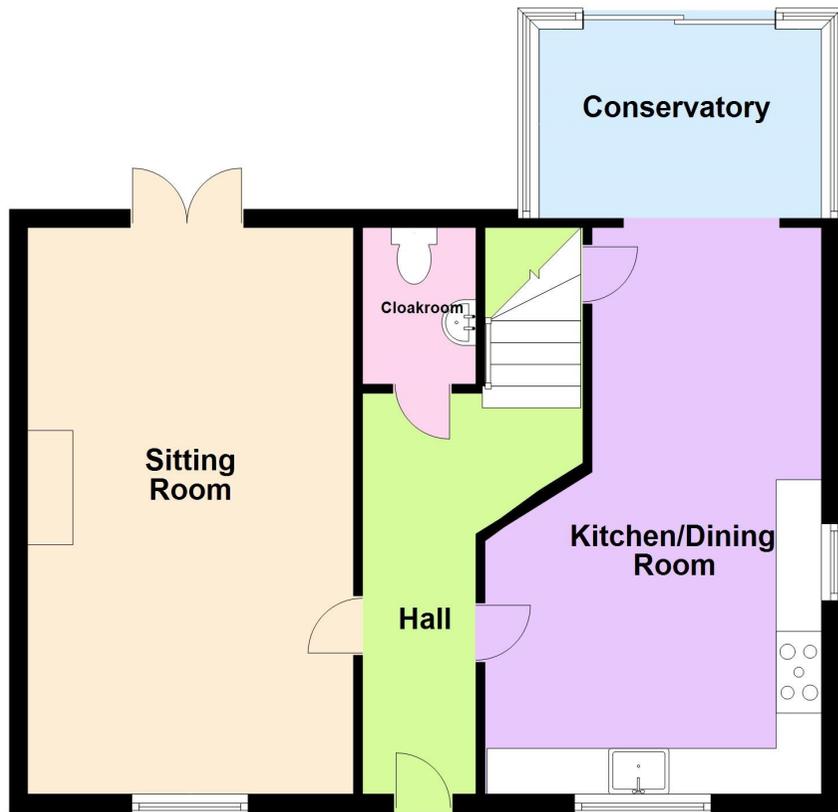
From our offices in Okehampton, proceed out of the town in a westerly direction, via New Road and Tavistock Road. After approximately 2.5 miles take the slip road on to the A30 dual carriageway. Continue before taking the next exit, signposted A386 Tavistock etc. At the bottom of the sliproad turn right, and then immediately left, following the signs for Bridestowe. Follow this road for approximately 2 miles turning left in to the village of Bridestowe. Proceed in to the heart of the village and just past the Village Stores, turn right in to Launceston Road. Continue along for a short distance where the property will be found on the right hand side.

EPC Rating 80 Band

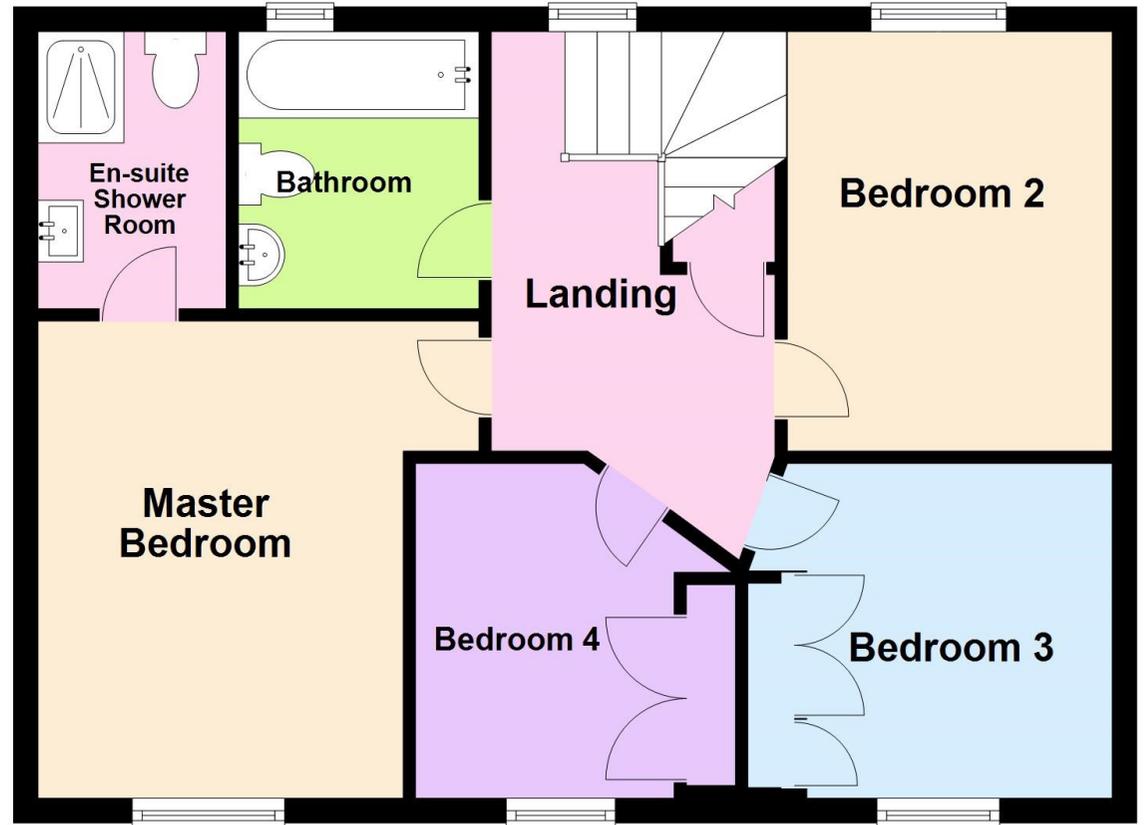
O1103



Ground Floor



First Floor



Total area: approx. 108.4 sq. metres (1166.3 sq. feet)

FLOOR PLAN DISCLAIMER These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright © Mansbridge Balment 2019
Plan produced using PlanUp.

BETTER *COVERAGE*, WIDER *CHOICE*
MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



BRIDGE HOUSE · OKEHAMPTON · DEVON · EX20 1DL
Tel: 01837 52371
E: okehampton@mansbridgebalment.co.uk



TAVISTOCK · YELVERTON · BERE PENINSULA · OKEHAMPTON
PLYMOUTH CITY · NORTH PLYMOUTH · LONDON MAYFAIR

Mansbridge Balment for themselves and for the sellers/landlords of this property whose agents they are give notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Mansbridge Balment has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn. *** PL19, PL20, EX20**