



mansbridgebalment

OKEHAMPTON

£172,500



39 The Heathers, Okehampton, EX20 1TB

SITUATION AND DESCRIPTION

The property is situated in a popular residential area on the eastern side of Okehampton.

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 mid-terrace bungalow, built in the 1990's by Midas Homes and of traditional construction. The accommodation briefly comprises of: entrance hall; kitchen; sitting room; two bedrooms and a bathroom. There is full double glazing and mains gas central heating.

Attached to the bungalow is garage with automated remote controlled roller door and power lighting and water connected. There is also a driveway to front.

There is an enclosed south-facing garden, which is laid to patio gravel and rockery flower beds, offering a low maintenance option.

We are delighted to offer this property as sole agents 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:

PVCu entrance door with courtesy light to:

HALLWAY

Radiator; electric meter box; hatch to loft space; smoke alarm; thermostat; doors to:

KITCHEN

9' 3" x 7' 1" (2.84m x 2.17m)

Window to front; gas boiler; matching wall and floor kitchen units with roll top work surfaces and part tiled walls; vinyl flooring; serving hatch; space for oven and fridge/freezer; sink and drainer with mixer tap; space and plumbing for washing machine.

SITTING ROOM

15' 5" x 9' 8" (4.72m x 2.97m)

Window to rear; French doors to garden; radiator; T.V. point; double doors to bedroom.





BATHROOM

6' 1" x 6' 1" (1.87m x 1.86m)

Obscure window to front; low level w.c; pedestal wash hand basin; fully tiled walls; panel enclosed bath with electric shower; radiator; cupboard with shelving.

BEDROOM ONE

11' 9" x 9' 8" (3.6m x 2.96m)

Window to rear; radiator; double doors to sitting room.

BEDROOM TWO

9' 3" x 8' 1" (2.84m x 2.47m)

Window to front; radiator; storage cupboard.

OUTSIDE

FRONT

Area of well-tended lawned garden with central pathway leading to front entrance door.

REAR

A low maintenance south facing garden with patio, gravel and flower beds and rockery garden. Fenced border. Outside tap; Rear door to garden. Timber built shed.

GARAGE

15' 1" x 8' 0" (4.61m x 2.46m)

Automated remote controlled roller door; wall mounted tap; door to rear garden; power and light connected; overhead storage.

Driveway to front providing additional off-road parking.



SERVICES

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

OUTGOINGS

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

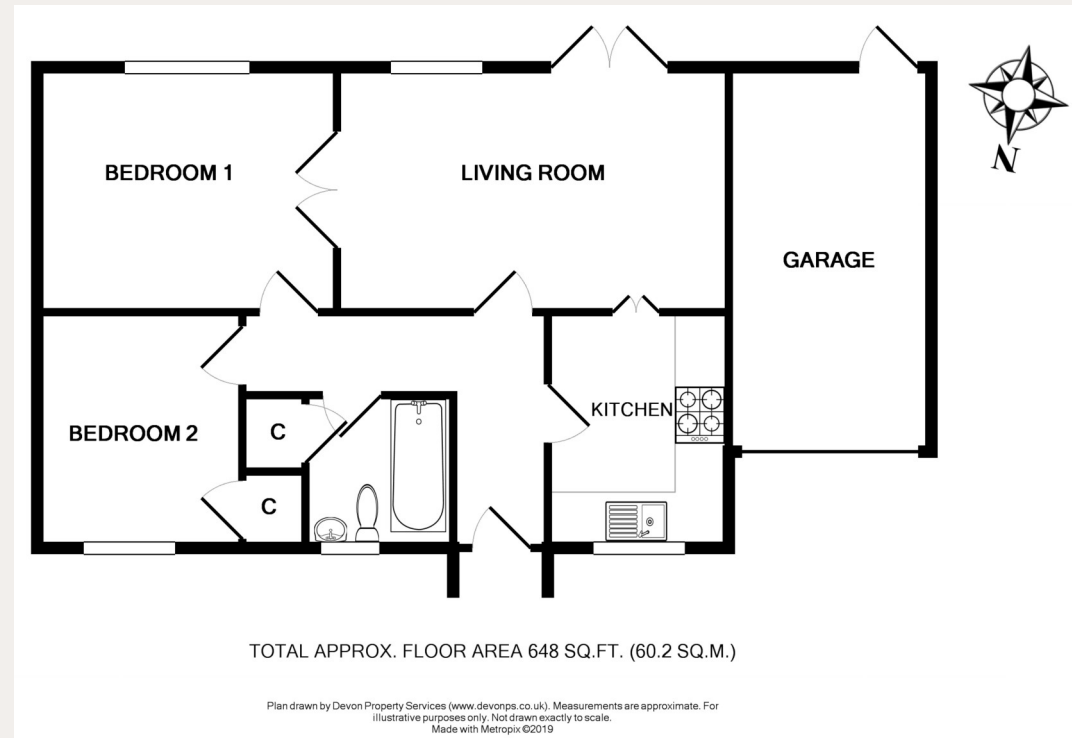
VIEWING

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

DIRECTIONS

From our offices in Okehampton town centre, proceed in an easterly direction via East Street. At the second set of traffic lights, turn left in to Barton Road, continuing to the mini roundabout at the bottom of the hill. Here, proceed straight on (Crediton Road) and up the hill for approximately 400 metres, taking the second right in to Hunters Gate. Continue for a further 400 metres, whereupon the property will be found on your right-hand side.

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*** PL19, PL20, EX20**