




mansbridgebalment

CRAPSTONE

£239,950



1 Crapstone Terrace, Crapstone, Yelverton PL20 7PD

SITUATION AND DESCRIPTION

An end of terrace period home with off road parking and garage, requiring updating and refurbishment and located on the edge of The Crescent. The property offers a good size corner plot with front and rear garden plus a double side gate which opens onto the driveway. The interior does have some original features and is warmed by a modern Worcester mains gas boiler, PVCu double glazed windows and a gas flame fireplace in the sitting room.

The accommodation comprises porch, hall, sitting room, snug/dining room, breakfast room, kitchen, lobby and WC. To the first floor are two double bedrooms, landing, separate wc and bathroom. Outside there is a connected single garage.

The property is yards from the open moors of Dartmoor National Park and the local post office stores. There is also a bus service from the village and a cricket club. Crapstone is considered to be a commutable distance from Plymouth and Tavistock plus in a good catchment area for schools.

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:

PORCH

HALL

17' 2" x 5' 6" (5.23m x 1.68m)

SITTING ROOM

13' 4" x 12' 5" (4.06m x 3.78m)

SNUG/DINING ROOM

9' 7" x 9' 10" (2.92m x 3m)

BREAKFAST ROOM

10' 0" x 10' 0" (3.05m x 3.05m)

KITCHEN

8' 9" x 10' 0" (2.67m x 3.05m)

LOBBY

WC





FIRST FLOOR:

LANDING

BEDROOM ONE

10' 9" x 16' 0" (3.28m x 4.88m)

BEDROOM TWO

9' 7" x 9' 10" (2.92m x 3m)

SEPARATE WC

BATHROOM

6' 4" x 9' 10" (1.93m x 3m)



OUTSIDE:

The property is approached from the side double gates from The Crescent which lead onto the driveway to the rear of the property. There is room for several cars on the driveway which in turn is in front of the attached single garage. The gardens encompass the house with a front, side and rear garden of good size. The rear garden is partly lawned with a stone wall boundary. The front garden is also lawned with a pedestrian gate out of the property.

ATTACHED GARAGE

18' x 8' 10" (5.49m x 2.69m)



View from Front Bedroom

SERVICES

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

OUTGOINGS

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

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

DIRECTIONS

From our Yelverton office proceed to the village of Crapstone over the moor. After passing the war memorial continue into the main part of the village passing the post office/stores and garage on the right. After a short distance the house will be found on the right marked by a Mansbridge Balment board on the corner of The Crescent.

EPC RATING 49 Band E

Y4443

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