



mansbridgebalment

OKEHAMPTON

OIEO £200,000



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42 Crediton Road, Okehampton EX20 1NU

SITUATION AND DESCRIPTION

The property is situated in a sought after residential area within walking distance of the town centre and amenities and with easy access to the A30.

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 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.

Believed to have been built in the 1930's and of standard construction the property's accommodation which requires some refurbishment briefly comprises, entrance hall; sitting room; dining room; kitchen; small conservatory; two double bedrooms and a bathroom. There are gardens to both front and rear and a driveway providing off road parking leads to a single garage with adjoining shed/workshop. The property also benefits from mains gas central heating and double glazing.

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:

Part-glazed with canopy over leads to:

ENTRANCE HALL

Hatch to loft space; radiator; doors to:

LIVING ROOM

12' 1" x 9' 11" (3.69m x 3.03m)

Bay window to front; brick fireplace with timber mantel and tiled hearth; built-in cupboards with glass fronted display over; three wall light points; radiator.

DINING ROOM

12' 0" x 11' 0" (3.68m x 3.36m) maximum

Window to side; fireplace with timber mantel housing mains gas fire; airing cupboard housing hot water cylinder and immersion; two wall light points; radiator.





KITCHEN

17' 7" x 7' 8" (5.38m x 2.34m)

Dual aspect; range of wall and floor units with roll top worksurfaces; inset one and a half bowl stainless steel sink unit and drainer; space and plumbing for automatic washing machine; space for fridge; space for freezer; built-in electric oven; inset ceramic hob; inset gas hob; two radiators.

CONSERVATORY

8' 7" x 5' 9" (2.62m x 1.76m)

Door to outside. Double glazed units under polycarbonate roof; electric wall heater. Returning to entrance hall. Doors to:

BEDROOM TWO

12' 9" x 9' 10" (3.89m x 3.02m)

Window to rear; radiator.

BATHROOM

9' 9" x 4' 11" (2.99m x 1.51m)

Obscure window to side; low level WC; pedestal wash handbasin; panel enclosed bath; radiator.

BEDROOM ONE

12' 1" x 10' 11" (3.7m x 3.33m)

Bay window to front; built-in wardrobe; radiator.

OUTSIDE:

The property is approached from Crediton Road via its own driveway leading to the main entrance and in turn a:

SINGLE GARAGE

15' 5" x 9' 0" (4.71m x 2.76m)

Up and over garage door; lighting connected.

There is a shed/workshop adjoining the garage.

To the front there is a low maintenance garden with an area of stone chips, bordered by flowerbeds with a variety of shrubs and heathers.

The rear garden is enclosed with a small concrete patio and greenhouse.

There is rear access on both sides of the property.

SERVICES

Mains water and mains drainage. Electricity and mains gas.

OUTGOINGS

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

VIEWING

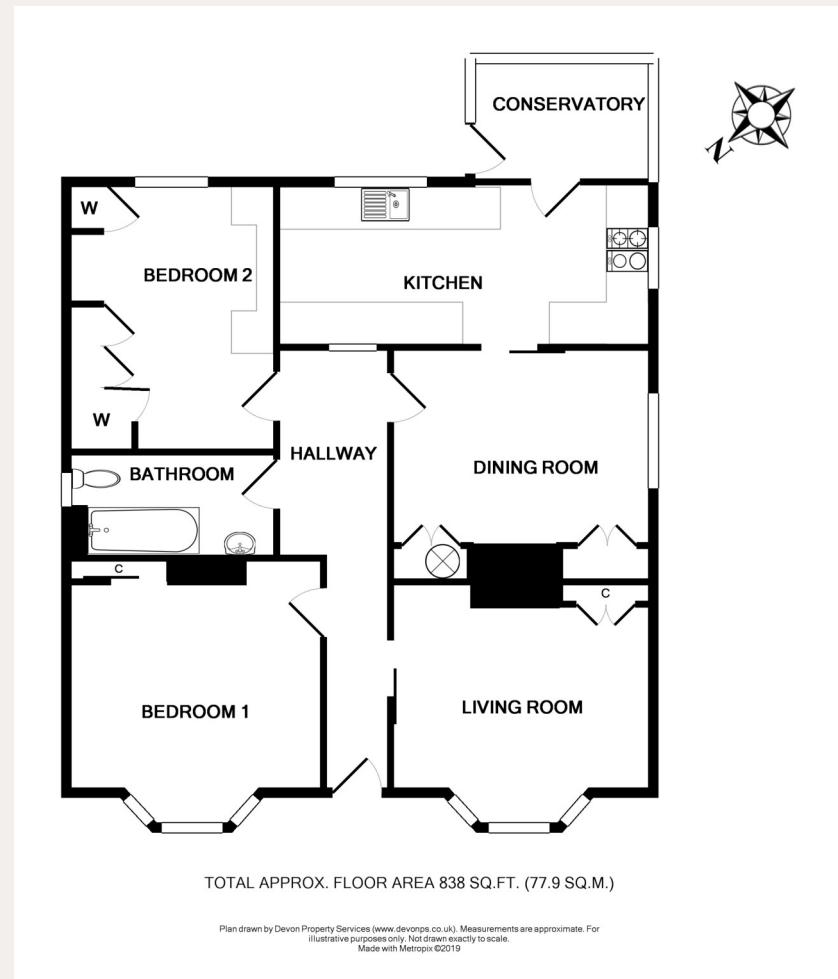
Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.

DIRECTIONS

From our offices in Okehampton proceed in an easterly direction. Turn left at the second traffic lights into Barton Road. On reaching the mini roundabout take the second exit where the property is located immediately on the righthand side.

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



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* PL19, PL20, EX20