



mansbridgebalment

WOTTER

O.I.E.O £485,500

View



HEATHERLEIGH

Collard Lane, Wotter, PL7 5HU

*An impressive detached property with panoramic far reaching views across parts of the South Hams towards Plymouth Sound and the open sea.
The property offers versatility, and could suit working from home, or simply be made the most of as a large family home.*

Detached Bungalow
Four Bedrooms
Stunning Views
Set in One Third of an Acre
Driveway and Garage
Detached Building Suitable for Workshop etc

Offers in Excess of £485,500



**The Roundabout
Yelverton
Devon
PL20 6DT**

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SITUATION AND DESCRIPTION

An impressive detached bungalow, peacefully situated on the southern fringe of the Dartmoor National Park, with fantastic panoramic views over Plymouth, Plymstock and Saltash towards Plymouth Sound, Jenny Cliff and Kit Hill. The wonderful open spaces of southern Dartmoor are right on one's doorstep with excellent riding and walking opportunities. There is also rock climbing on the famous Dewarstone close to Shaugh Bridge.

Heatherleigh is in the parish of Shaugh Prior, and in that village there is a primary school, village hall and public house. In Wotter itself there is a doctors surgery, post office and the Moorland Hotel. A school bus collects the pupils from three villages. The City of Plymouth is within easy reach being only about a 15 minute drive and there are good shopping facilities in Plympton less than ten minutes drive away.

The property offers versatility and could suit working from home or simply be made the most of as a large family home.

The rooms are all generous in their dimensions and include separate living and dining rooms together with a large kitchen. There is also scope (subject to planning consent) to add further to the accommodation by conversion of the roof space.

The property is double-glazed and has economy 7 electric heating with bottled gas fireplace in the living room.





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:

SPACIOUS ENTRANCE HALL

CLOAKROOM

SITTING ROOM

19' 3" x 16' 9" (5.87m x 5.11m)

DINING ROOM

14' 3" x 16' 1 (into bay)" (4.34m x 4.9m)

KITCHEN/BREAKFAST ROOM

13' 11" x 13' 11" (4.24m x 4.24m)

UTILITY

10' 11" x 5' 5 (max)" (3.33m x 1.65m)

BEDROOM ONE

14' 0" x 16' 2 (into bay)" (4.27m x 4.93m)

BEDROOM TWO

13' 11 (to bay)" x 13' 11" (max) (4.24m x 4.24m)

BEDROOM THREE

10' 0" x 6' 11" (3.05m x 2.11m)

BEDROOM FOUR/STUDY

10' 7" x 7' 5" (3.23m x 2.26m)

BATHROOM

GARAGE

17' 5" x 11' 9" (5.31m x 3.58m)

WORKSHOP

17' 11" x 11' 9" (5.46m x 3.58m)

GARDEN

Outside are good-sized gardens including a terrace to take full advantage of the southerly-facing view. There is a detached garage and a detached workshop which could, potentially, be utilised as an office space together with parking for 2 vehicles.







SERVICES

Mains electricity and water. Bottled gas for fireplace. Private drainage.

OUTGOINGS

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

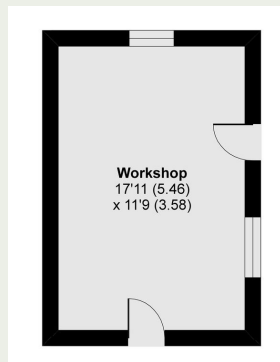
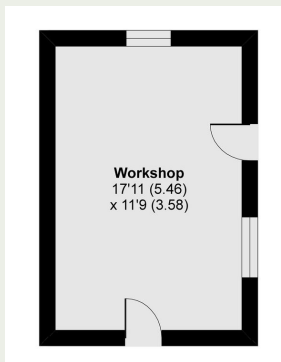
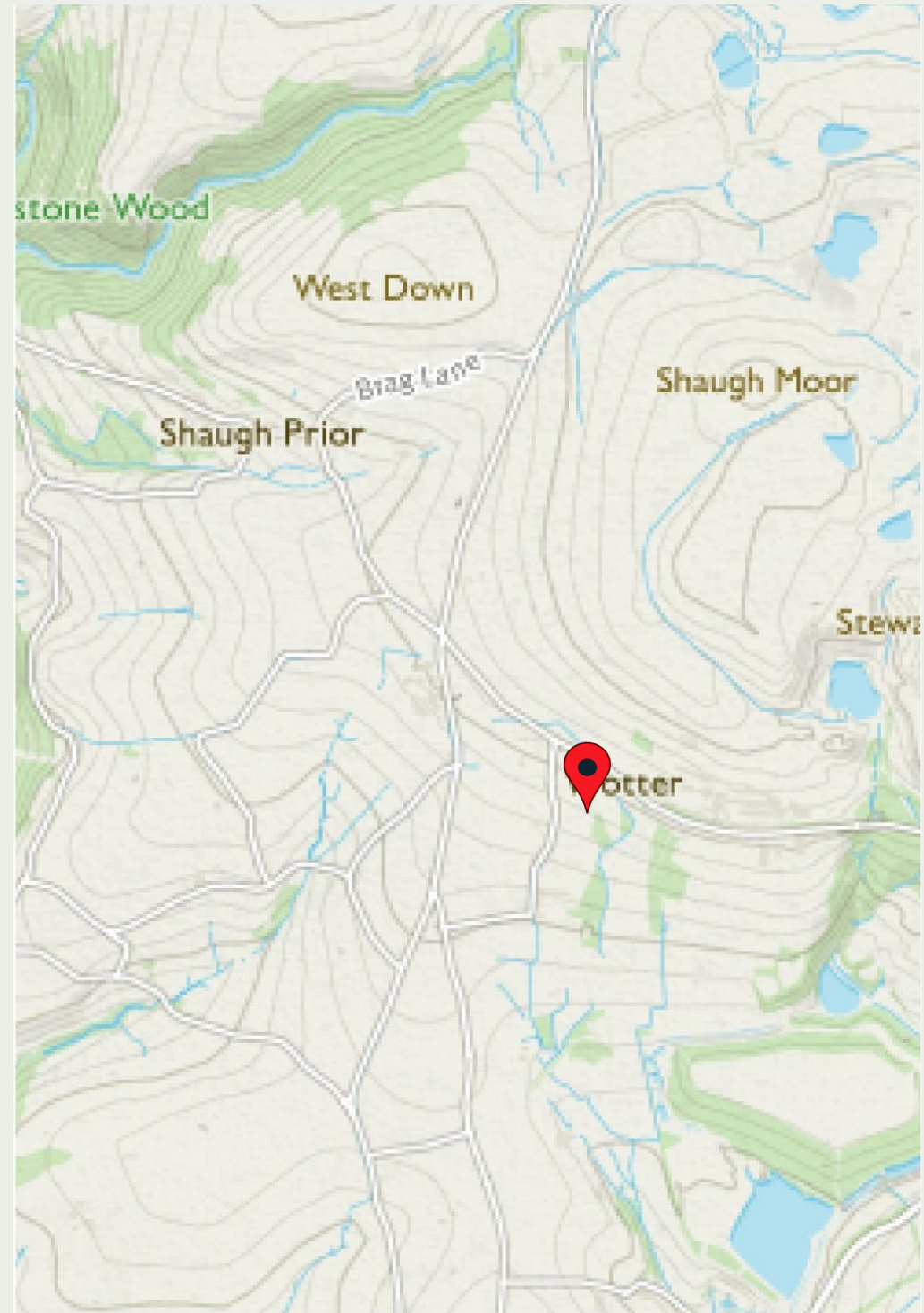
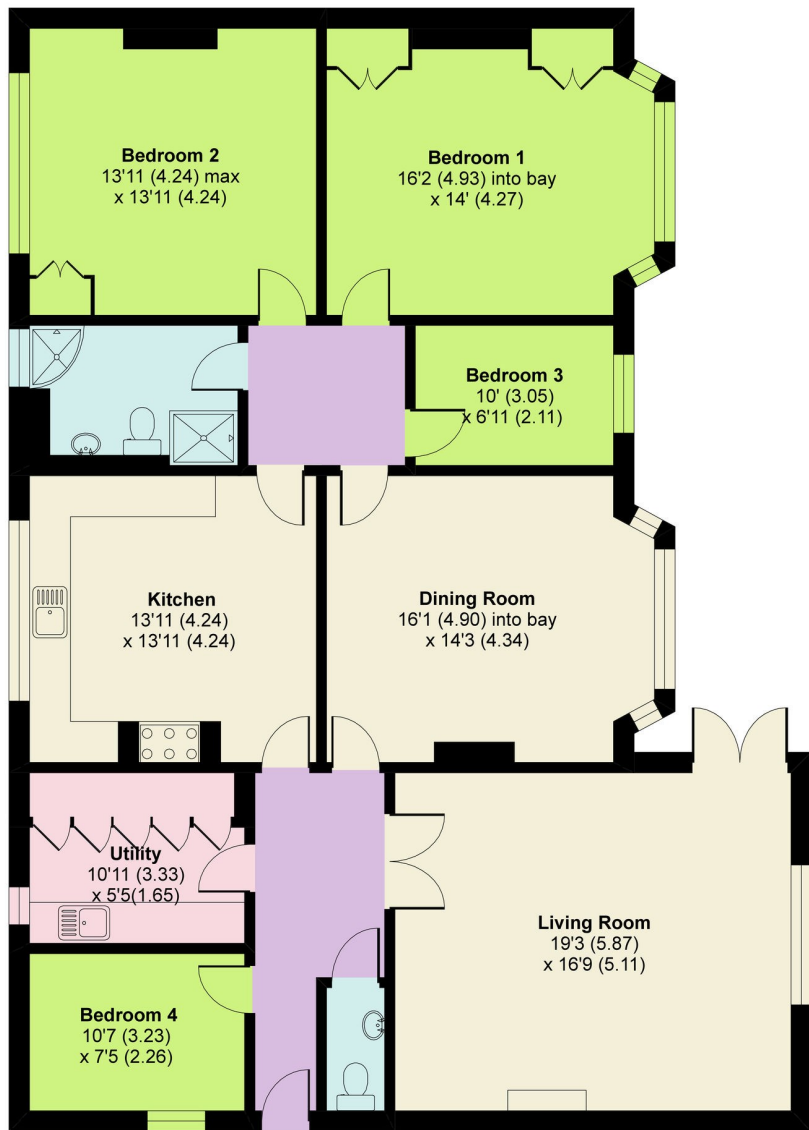
VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

DIRECTIONS

From Yelverton follow the road running past our office signposted for Meavy and Cadover Bridge. Follow this road for approximately four miles before coming to a junction. Turn left for Wotter. Just before the Moorland Hotel, turn right into Collard Lane. The property will be found after a short distance on the left-hand side.







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** PL19, PL20, EX20*

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