

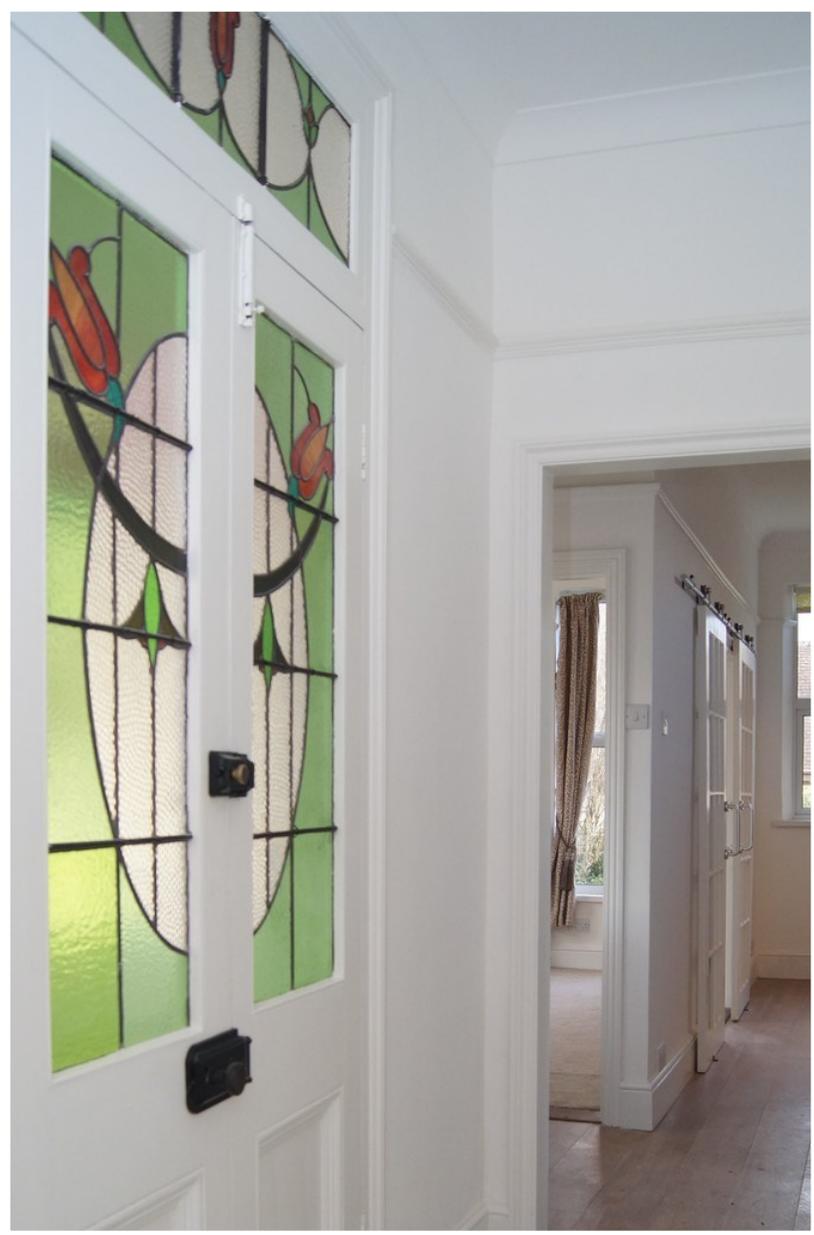


mansbridgebalment

DOUSLAND

OIEO £400,000





# KINGFISHER COTTAGE

Burrator Road, Dousland, PL20 6LU

An attractive and enviably located bay fronted 1920s bungalow which has been extensively refurbished

Three Bedrooms

Covered Verandah with Seating Area

Attractive Gardens

Double Garage/Ample Parking

Short Walk to Open Moors

**OIEO £400,000**



**The Roundabout  
Yelverton  
Devon  
PL20 6DT**

[mansbridgebalment.co.uk](http://mansbridgebalment.co.uk)



3



1



1



### SITUATION AND DESCRIPTION

An attractive and enviably located bay fronted 1920s bungalow which has been extensively refurbished, situated in a sought after location in the village within the Dartmoor National Park, a short walk from the open moorland, village shop and bus routes.

Dousland is a small village with a post office, general store and The Burrator Inn. Yelverton is approximately one mile where there are good shopping facilities, including a small Co-op supermarket, chemist, butcher, hairdresser and delicatessen. There is also a health centre and dentists surgery, several inns, restaurants and churches. There are good sporting facilities including golf, riding, fishing and walking all at hand. The city of Plymouth is approximately nine miles distant and the pleasant market town of Tavistock is some five miles away with a regular bus service to both.

A three bedroom detached bungalow built, we understand in 1922 in the Dartmoor National Park, offered with a double garage and planning permission granted for a further extension, positioned a few hundred yards from the open moors.

This bungalow offers a light and airy living space with high ceilings and tall bay front windows which look out over a beautiful garden. A gated driveway leads up to a large parking area flanked by a lawned garden which in turn steps up to a seating terrace with a covered verandah, ideal for enjoying the afternoon sunlight. The open moors of Dartmoor are a few hundred yards from the back gate making this an ideal property for people who enjoy an outdoor pursuits lifestyle. The property has undergone major refurbishment in recent times, inside and out, and now benefits from a 'Worcester' central heating boiler, double glazed windows, wall insulation, 'Drymaster' air circulation and ventilation system, improved living space which has been redecorated, including a modern kitchen/dining room which opens to the sitting room, a landscaped garden and garage with gardeners wc. A particular feature are the 1920s stained glass windows which burst with colour when the sun shines through and are elegant in design.

The accommodation comprises porch, hall, kitchen/dining room, sitting room, three double bedrooms and a bathroom with bath and separate double shower.

### 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:

Covered verandah with seating area leads to a PVCu double glazed entrance door into:

#### **PORCH**

13' 7" x 3' 6" (4.14m x 1.07m)

Windows and original leaded stained glass window to gardens; coat hooks; original leaded stained glass door to:

#### **HALL**

14' x 3' 5" (4.27m x 1.04m)

Windows to garden; loft access; radiator; picture rail; telephone point; meter box; doors off.





#### **KITCHEN/DINER**

14'8" x 10'6" extending to 17'8" (4.14m x 5.38m)

PVCu double glazed windows to garden and high window to the rear; modern kitchen units with soft close doors; wood effect worktops; sink and drainer unit with mixer tap; integrated 'Bosch' dual oven/grill; 'Lamona' electric hob; extractor hood; integrated 'Lamona' dishwasher; fridge and freezer; boiler cupboard housing 'Worcester Greenstar 28i Junior' LPG gas boiler; picture rail; radiator; glazed sliding doors to the sitting room, PVCu door to:

#### **UTILITY ROOM**

5' 4" x 4' 9" (1.63m x 1.45m)

PVCu double glazed door and windows to garden; worktop; space and plumbing for washing machine and tumble dryer.

#### **SITTING ROOM**

15' 4" x 12' 8" (4.67m x 3.86m)

PVCu double glazed windows to garden; picture rail; radiator; telephone point; television point; feature fireplace with Dimplex Opti-Myst electric stove, sliding doors to the kitchen area.



#### **BATHROOM**

8' 6" x 7' 2" (2.59m x 2.18m)

Opaque PVCu double glazed windows; low level WC; panelled bath with waterfall mixer tap; wash handbasin with waterfall mixer tap and vanity cupboard under; double shower cubicle with mains fed 'Mira' dual head shower; radiator; vanity mirror/cupboard; extractor fan.

#### **BEDROOM ONE**

15' 2" x 12' 9" (4.62m x 3.89m)

PVCu double glazed windows to garden; radiator; television point.

#### **BEDROOM TWO**

13' x 10' 5" (3.96m x 3.18m)

PVCu double glazed window to side; radiator.

#### **BEDROOM THREE**

8'3" x 7'5" (2.51m x 2.26m)

PVCu double glazing window to the rear; radiator; ideal home office/study.



### OUTSIDE:

The property is approached via a white five bar gate leading onto the stone chipping driveway. The driveway is of good size and offers ample parking for several cars to the front of the garage. The gardens are mainly to the front and laid to lawn, interspersed with colourful plants and shrubs creating a lovely environment. Along the front elevation is a seating terrace with a covered veranda, ideal for enjoying the afternoon sunlight. There is also a garden shed and boundary fence to the rear within easy reach of the open moors of Yennadon Down and onto Burrator Reservoir. A side garden extends along the side elevation leading up to the rear boundary with new trellising and pergola.

### CELLAR

Pedestrian door; restricted head height.

### GARDEN SHED

Of timber construction.

### ATTACHED GARAGE

17' 10" x 14' 4" (5.44m x 4.37m)

Of blockwork construction under a slate tiled roof; double wooden doors; PVCu double window and pedestrian door; wall hung wash handbasin; low level WC; mains power and lighting.



### SERVICES

Mains electricity, mains water and mains drainage. LPG gas central heating.

### OUTGOINGS

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

### VIEWING

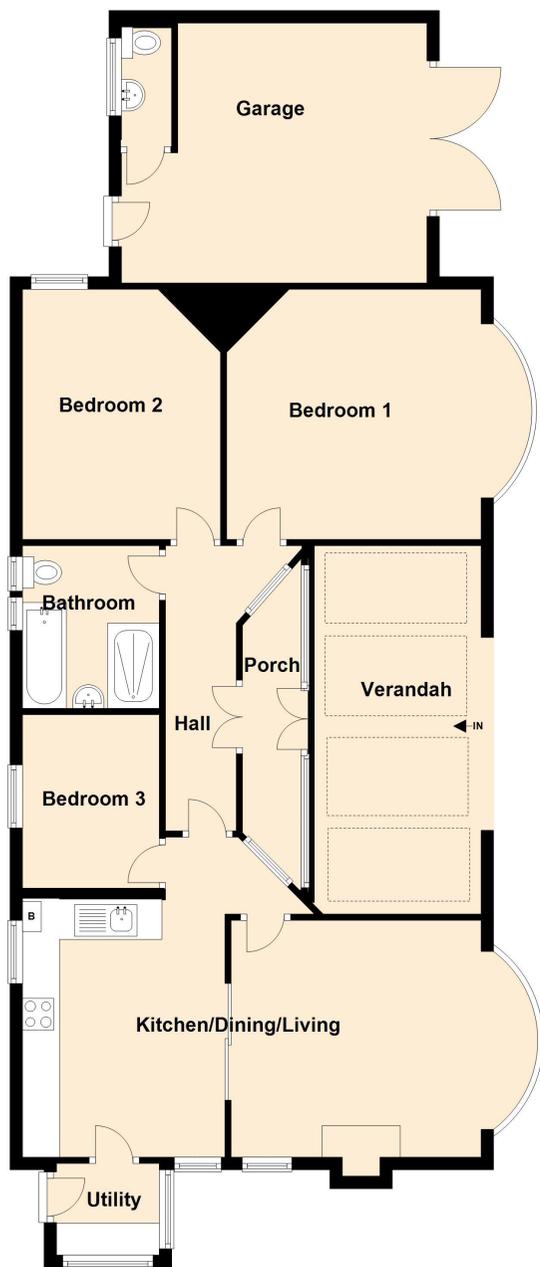
Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

### DIRECTIONS

From our Yelverton Office proceed to Dousland on the B3212. After the Burrator Inn turn right into Burrator Road. Continue along the road and the property will be found on the left with a white five bar gate.

### Ground Floor

Approx. 125.2 sq. metres (1347.4 sq. feet)



Total area: approx. 125.2 sq. metres (1347.4 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 Balmet 2019 Plan produced using PlanUp.



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



THE ROUNDABOUT · YELVERTON · DEVON · PL20 6DT  
Tel: 01822 855055  
E: [yelverton@mansbridgebalment.co.uk](mailto:yelverton@mansbridgebalment.co.uk)



TAVISTOCK · YELVERTON · BERE PENINSULA  
OKEHAMPTON · LONDON MAYFAIR

*\* PL19, PL20, EX20*

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.