



mansbridgebalment

PRINCETOWN

Guide £215,000



3



1



1



11 Bellever Close, Princetown, PL20 6RT

SITUATION AND DESCRIPTION

Recently extended and refurbished throughout, this semi-detached house sits on the edge of the village and has commanding views across adjacent moorland towards nearby tors and heathland.

Originally dating from around the early 1950's, the property has been extensively renovated throughout and extended on the ground floor to provide a good-sized kitchen/breakfast room and utility room. The accommodation includes three first floor bedrooms, together with first floor wc, beautifully appointed bathroom on the ground floor, sitting room, fitted kitchen/dining room, utility room and hallway.

A brand-new gas fired central heating system is installed, and the windows have been fitted with PVCu double glazed units.

Outside is driveway parking and a rear garden with lawned area looking across the moors towards mid-distance tors and open land.

The property also includes newly fitted floorcoverings with tiled and carpeted finishes.

This property is being sold with no onward chain and is available for occupancy as soon as the legal process can be completed.

Dartmoor National Park is one of the country's finest areas of wilderness and offers around 365 square miles to be enjoyed by outdoor enthusiasts, nature lovers, or simply those looking for some peace and tranquillity. Princetown is very much the historic centre of Dartmoor and has a number of shops including a post office, church, public houses, primary school, caf  s, and is home to the Dartmoor Visitor Centre. The larger centres of Yelverton and Tavistock are around 6 miles away respectively and the regional centre of Plymouth is another 9 miles from Yelverton.

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:

The side door opens to a lobby area, which opens to the kitchen and has a doorway to the hall.

KITCHEN/DINING ROOM

16' 9" x 9' 0 plus lobby area" (5.11m x 2.74m)

French doors open to the rear garden and provide views towards open moorland. The kitchen area has been fitted out with a range of units with tiled splashbacks incorporating the stainless-steel sink unit and built-in Zanussi gas hob, fan oven and cooker hood. The flooring here is tiled. Built-in cupboard houses the Ariston One gas-fired condensing boiler. An opening from the kitchen leads into:

UTILITY ROOM

9' 6" x 4' 3" (2.9m x 1.3m)

Fitted with similar units to the kitchen; plumbing and space for washing machine; tiled floor.





HALLWAY

Stairs to the first floor; double glazed window to the side; doors to sitting room and bathroom.

BATHROOM

11' 6" x 6' 9" (3.51m x 2.06m)

Attractively fitted with walk-in shower cubicle; panelled bath; close-coupled wc; wash-hand basin set within vanity unit with wooden top; heated towel rail; tiled floor.

SITTING ROOM

18' 9" x 9' 9" including stairs recess" (5.72m x 2.97m)

Double-glazed window to the front of the house; built-in electrical consumer unit.

FIRST FLOOR

LANDING

Access to roof space; double-glazed window.

SEPARATE W.C.

Close-coupled suite; wash hand basin; heated towel rail.

BEDROOM ONE

11' 10" x 11' 6" (3.61m x 3.51m)

Double glazed window to the rear with splendid moorland views.

BEDROOM TWO

12' 0 (max)" x 10' 0" (3.66m x 3.05m)

Double glazed window to the front of the property.

BEDROOM THREE

11' 8" x 6' 0 less staircase bulkhead" (3.56m x 1.83m)

Double glazed window to the rear with moorland views.

SERVICES

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

OUTGOINGS

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

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

DIRECTIONS

From Yelverton follow the directions for Princetown. In the centre of the village, turn left at the mini roundabout adjacent to the Moorland Visitor Centre. Passing the shops, turn right into Bellever Close, passing the school on your left. Follow the road around and number 11 will be found on the left-hand side.



EPC Rating tbc

Y4541

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

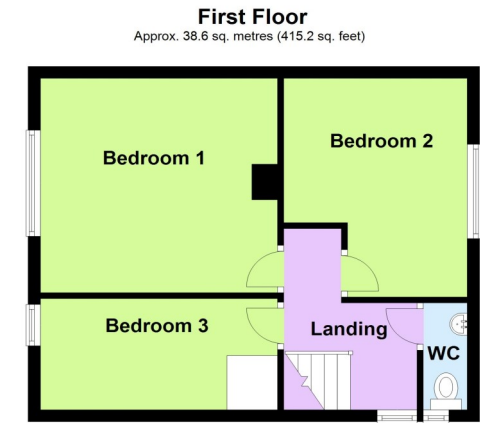
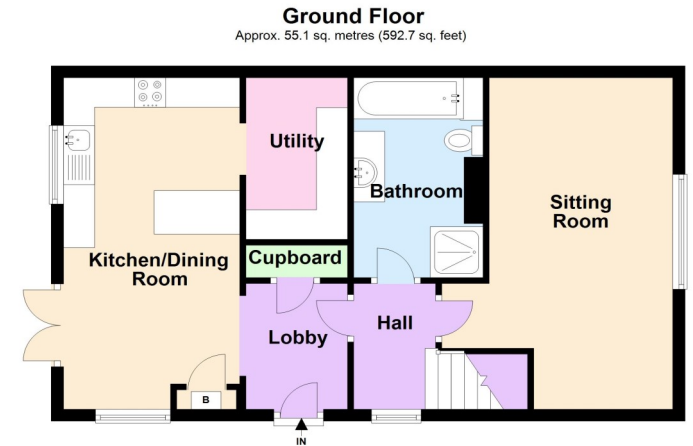


EPC RATING 45 Band E

THE ROUNDABOUT · YELVERTON · DEVON · PL20 6DT
 Tel: 01822 855055
 E: yelverton@mansbridgebalment.co.uk



TAVISTOCK · YELVERTON · BERE PENINSULA
 OKEHAMPTON · LONDON MAYFAIR



Total area: approx. 93.6 sq. metres (1008.0 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 Balment 2019
 Plan produced using PlanUp.

Y4541

*** 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.