



mansbridgebalment

OKEHAMPTON    Guide £175,000





20 North Road, Okehampton, EX20 1BE

### SITUATION AND DESCRIPTION

A well presented 1920's semi detached house with some original character features situated within the Dartmoor town of Okehampton.

This conveniently located two bedroom property has been well cared for by the current owner and has a south easterly level, low maintenance courtyard to the rear.

The property is well suited for those looking for easy level access into the town, first time buyers or investors. The accommodation comprises, entrance hall, living room with feature fireplace, dining room, kitchen and utility area. To the first floor are two double bedrooms with feature fireplaces and a recently fitted bathroom with roll top bath and large shower cubicle. Further benefits to this character home include a modern gas central heating system and double glazing.

We are delighted to be appointed as sole agents for the sale of the property and viewing is highly recommended.

### 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:

#### GROUND FLOOR

##### **HALLWAY**

15' 10" x 3' 3" (4.84m x 1.01m)

With stairs to first floor landing; radiator.

##### **SITTING ROOM**

12' 0" x 10' 1" (3.67m x 3.08m)

Window to front; radiator; feature Victorian fireplace (currently not in use).

##### **DINING ROOM**

13' 0" x 10' 10" (3.98m x 3.32 maxm)

Window to rear; radiator; built-in storage cupboard and understairs storage cupboard housing Worcester gas boiler.

##### **KITCHEN**

8' 7" x 8' 9" (2.64m x 2.67m)

Door to side; window to rear; fitted modern kitchen; space and plumbing for washing machine; fitted electric over and gas hob .

##### **UTILITY AREA**

6' 5" x 5' 1" (1.98m x 1.55m)

Window to side; radiator; storage units and appliance space.







## FIRST FLOOR

### **LANDING**

Loft hatch; doors to:

### **BEDROOM ONE**

13' 10" x 12' 0" (4.22m x 3.67m)

Feature Victorian fireplace (currently not in use); window to front; radiator .

### **BEDROOM TWO**

13' 1" x 8' 2" (4.0m x 2.5m)

Feature Victorian fireplace (currently not in use); window to rear; radiator .

### **BATHROOM**

8' 8" x 8' 1" (2.65m x 2.48m)

An impressive, recently fitted bathroom with roll top bath with central taps and shower attachment; heated towel radiator; spacious walk-in shower cubicle; low level w.c. and wash hand basin .



### OUTSIDE

The rear courtyard garden can be accessed from the kitchen or a gate to the side of the property. The garden is level, low maintenance and benefits from being south easterly facing,

### SERVICES

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

### OUTGOINGS

We understand this property is in band ' B ' for Council Tax purposes,

### VIEWINGS

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

### DIRECTIONS

From the centre of Okehampton proceed in an easterly direction passing through the traffic lights. After the second set of traffic lights turn left into Northfield Road, at the next T junction turn right. Follow this road for approximately 300 metres, where the property will be found on the right hand side.





**EPC Rating 61 Band D**

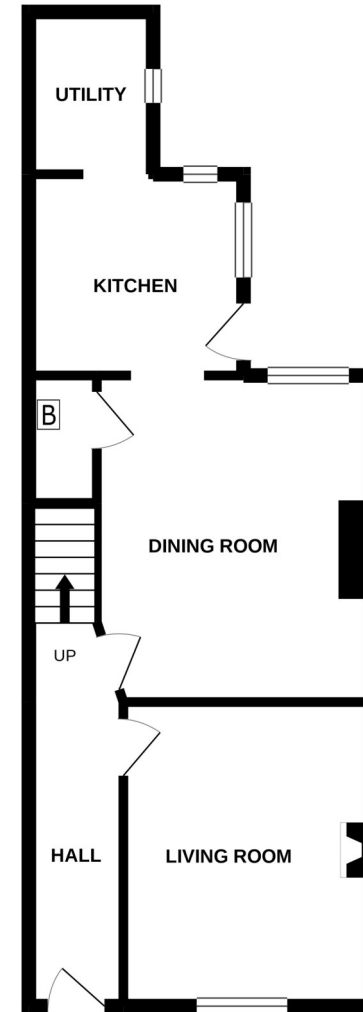
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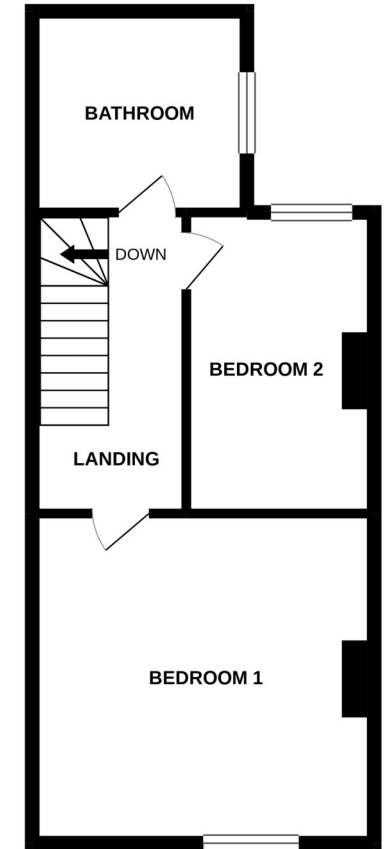


TAVISTOCK · YELVERTON · BERE PENINSULA · OKEHAMPTON  
· LONDON MAYFAIR

TOTAL FLOOR AREA : 868 sq.ft. (80.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



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