



  
mansbridgebalment

HORRABRIDGE

Guide £145,000





# 28 Fillace Park, Horrbridge, PL20 7TD

## SITUATION AND DESCRIPTION

A semi detached house situated in a crescent of similar homes in a village which is in the Dartmoor National Park with a number of amenities and offered with no onward chain.

The property requires updating and improvement but benefits from being improved with traditional construction cavity brick work, PVCu double glazing, further insulation and a modern mains gas boiler for central heating.

There are gardens to both front and rear which are mainly lawn with seating terrace and block built outbuilding. Although there is no off road parking with the house there is a bay for residents to park adjacent to the front pedestrian gate.

The home has also been changed to offer a wet room and wc downstairs and a shower room upstairs with an further wc. The shower room would have been originally the third bedroom as in the neighbouring properties but was beneficial to the previous owner. The accommodation comprises of hall, sitting room, kitchen/dining room, wc and wet room. The boiler is sited in the kitchen and is a Logic Combi 30. There is also a fireplace in the sitting room. To the 1st floor are two bedrooms, shower room and wc.

The property back onto to the primary school which has an excellent reputation. The village offers a village shop, bakery, take away, two pubs, hairdressers and art studio. There is also a large park and a children play area a short walk from the door.

## 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

#### HALL

#### KITCHEN/DINING ROOM

11' 7" x 12' 4" (3.53m x 3.76m)

#### SITTING ROOM

10' 0" x 15' 0" (3.05m x 4.57m)

#### WET ROOM

#### W.C.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

11' 5" x 11' 10" (3.48m x 3.61m)

#### BEDROOM TWO

10' 0" x 11' 10 (max)" (3.05m x 3.61m)

#### SHOWER ROOM

11' 4" x 6' 1" (3.45m x 1.85m)

#### W.C

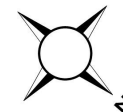
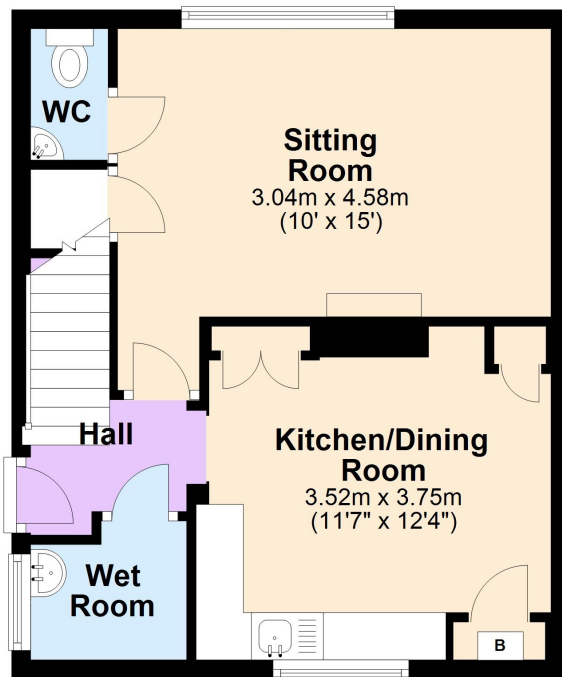




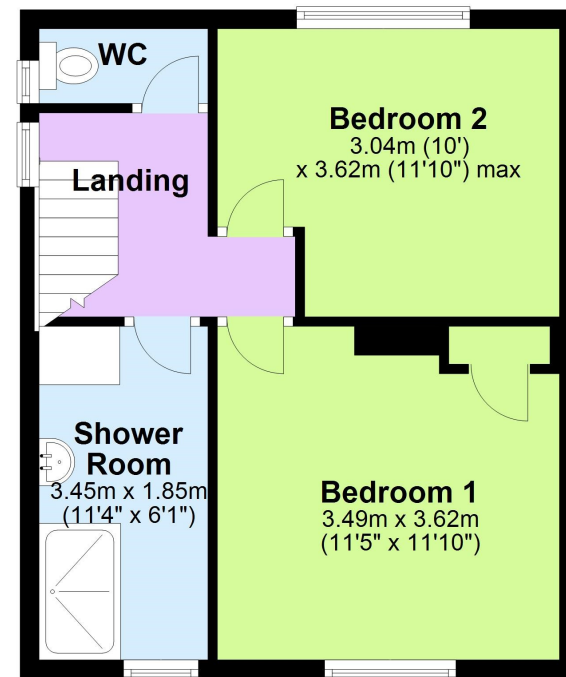
## OUTSIDE

The property is approached from a pedestrian gate with the entrance on the side of the house. There is a front and rear garden with established shrubs and a seating terrace next to the rear elevation. A block built outbuilding is in the rear garden ideal for storage.

### Ground Floor



### First Floor



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.

## SERVICES

Mains electricity, mains gas, mains water 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 our Yelverton office proceed to the village of Horrabridge and turn down onto Graybridge Road. After a short distance turn take the 2nd right which in turn leads into Walkhampton Road passing the church. Follow this road down the hill and Fillace Park will be found on the right. The property will be found on the back run of homes in the corner of the crescent marked by our for sale board.



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