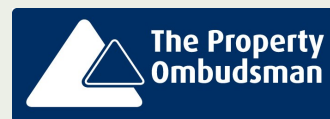




WALKHAMPTON Guide £289,000



1 Wheelwright Court, Walkhampton PL20 6LA

SITUATION AND DESCRIPTION

Situated close to the centre of this sought after village and within walking distance of open moorland.

Walkhampton is a small village within 1 mile of Yelverton. There is a bus service to Yelverton, Tavistock and Plymouth. There is also a primary school within the village and a school bus service to Tavistock College.

Yelverton has a useful selection of shops, including the Coop supermarket, delicatessen, hairdressers, garage and hotel. The ancient stannary town of Tavistock is around 6 miles to the north, with the historic naval port of Plymouth about 10 miles to the south. Yelverton has regular bus services to both Tavistock and Plymouth, where the national rail network provides connections to London and countless other destinations. Plymouth also has cross-channel ferry services to both France and Spain.

This spacious family home was built, we understand, in the 1980s and has been extended to provide a lovely kitchen/dining room. The property benefits from gas fired central heating and is predominantly double glazed. The property comprises an entrance hall, cloakroom, living room, kitchen/dining room, study/family room on the ground floor, whilst to the first floor there are four bedrooms, a shower room and a family bathroom.

Outside there is an enclosed decked area with a separate garden to the front and to the rear there is a paved seating area and a lawned garden. There is an integral garage and parking for several vehicles.

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:

ENTRANCE HALL

12' 5" x 5' 5" (3.78m x 1.65m)

PVCu part glazed entrance door; stairs to first floor; understairs storage cupboard; radiator; doors off.

CLOAKROOM

6' x 5' 6" (1.83m x 1.68m)

PVCu opaque glazed window to front garden; low level WC; wash handbasin; radiator.

LIVING ROOM

19' 9" x 13' (6.02m x 3.96m)

PVCu double glazed door to garden; chimney breast with oak mantel feature and multi-fuel burner set on a stone tile plinth; television point; radiators; door to study/family room; opening to:

KITCHEN/DINING ROOM

16' 10" x 9' 3" (5.13m x 2.82m)

PVCu double glazed windows and French doors to garden; further Velux window; vaulted ceiling; range of units with laminate worktops; sink and drainer with mixer tap; De Dietrich electric hob and oven; built-in dishwasher; radiator; underfloor heating.

DINING ROOM

11' x 11' (3.35m x 3.35m)

PVCu window and part-glazed door to garden; radiator; laminate flooring; door to entrance hall; door to integral garage.





FIRST FLOOR:

LANDING

20' 10" x 2' 10" (6.35m x 0.86m)

PVCu double glazed window to front garden; storage cupboard; airing cupboard with shelving and radiator; doors off.

BEDROOM ONE

12' 9" x 9' 9" (3.89m x 2.97m)

PVCu double glazed window to garden with views; telephone point; radiator.

BEDROOM TWO

13' x 9' 8" (3.96m x 2.95m)

PVCu double glazed window to garden with views; radiator.

BEDROOM THREE

11' x 8' (3.35m x 2.44m)

PVCu double glazed window to garden with views; radiator.

BEDROOM FOUR

10' 2" x 9' 3" (3.1m x 2.82m)

PVCu double glazed window to garden with views; radiator; loft access.

SHOWER ROOM

6' x 5' 9" (1.83m x 1.75m)

PVCu opaque double glazed window to front; Mira shower with shower curtain; low level WC; pedestal wash handbasin; shaver point; radiator; towel rail.

FAMILY BATHROOM

12' 9" x 5' 9" (3.89m x 1.75m)

PVCu opaque glazed window to front; Tivoli 7 shower with curtain; pedestal wash handbasin; panelled bath with central mixer tap and shower attachment; low level WC; radiator; shaver point.

OUTSIDE:

INTEGRAL GARAGE

16' 3" x 9' 4" (4.95m x 2.84m)

Wooden up and over door; utility area with units and laminate worktops; sink and drainer with mixer tap; space and plumbing for washing machine and tumble dryer; site of wall mounted Worcester 28CDI combination boiler; power and light points; raised storage shelf.

GARDENS

A stone wall opens to a driveway leading to the garage and a lawned area with additional parking. Included in the front garden is an enclosed decked seating area which leads to the front door. There is a side access gate to the rear garden which is mainly laid to lawn with a paved seating area and path. The property is bordered by wooden fencing and has a mixture of mature bushes and plants.

COMMUNAL GARDENS

There are also communal gardens at Wheelwright Court in which the owners of the property have an equal share and make a small payment to cover costs of a gardener.



SERVICES

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

OUTGOINGS

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

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

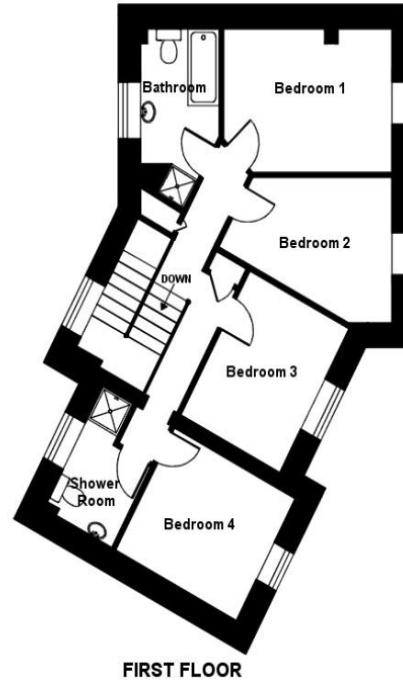
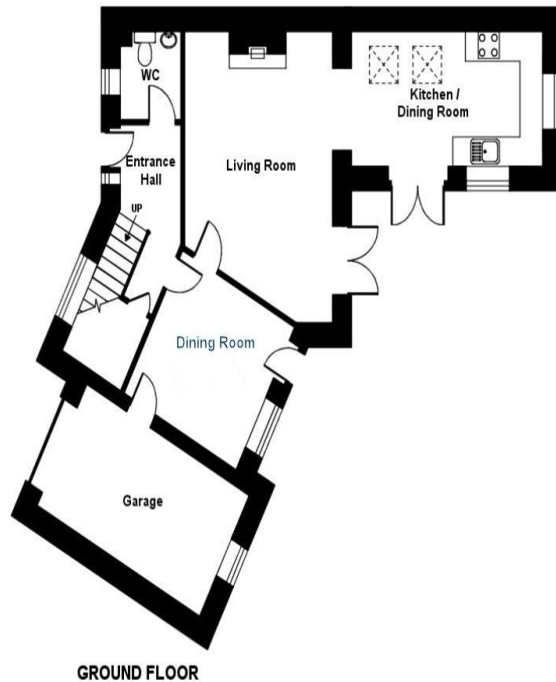
DIRECTIONS

From our Yelverton Office, proceed on the B3212 towards Princetown. Just after leaving Yelverton, take the turning on the left signposted Walkhampton. On reaching the village, take the second turning on the left signposted to Horrabridge, then turn immediately right into Wheelwright Court. The property is the first house on the left hand side, as marked by a Mansbridge Balment 'For Sale' board.

BETTER **COVERAGE**, WIDER **CHOICE**

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FLOOR PLAN DISCLAIMER: The floor plans provided 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.



EPC RATING 66 Band D

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* PL19, PL20, EX20