



mansbridgebalment

SOURTON

Guide £160,000



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Sunnyside, Sourton, Okehampton, Devon, EX20 4HN

SITUATION AND DESCRIPTION

The property is situated in the heart of the popular Dartmoor village of Sourton.

The village of Sourton is just outside the western boundaries of the Dartmoor National Park with easy access by footpath and bridleway onto the open moor from the village. Sourton is served by a historic parish church and the very interesting Highwayman Public House. It is also on a regular bus route and access to the A30 dual carriageway and garage services is literally a short drive away at Sourton Down which in turn provides easy access to the Cathedral City of Exeter. The local town of Okehampton lies approximately 6 miles east of the property while Exeter is approximately 30 miles east.

A character property in need of renovation, yet retaining many original character features and spacious accommodation. The property is of traditional stone construction and is not listed. The accommodation briefly comprises of: entrance porch; hallway; sitting room with feature stone built fireplace; dining room and kitchen, both with good views to the rear of adjoining farmland and surrounding countryside; ground floor bathroom; utility room, garden room; ground floor bedroom/reception room, small store room and attached garage. To the first floor are two good sized double bedrooms. To the front is an off road parking area in front of the garage, which has an electric roller door. There is a level enclosed west-facing garden, predominantly laid to lawn and pleasant seating areas. There is a stone-built outbuilding offering a multitude of uses. The property has LPG central heating and is predominantly double glazed. We are delighted to be appointed as sole agents for the sale of this property, which is offered with NO ONWARD CHAIN.

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:

PORCH

Double glazed entrance door and double glazed windows to sides; tiled floor. Doors to:-

STORE ROOM

Window to side; electric meter and fuse box.

HALLWAY

Window; part exposed stone walls; door to ground floor bedroom; door to:-

SITTING ROOM

15' 5" narrowing to 13' 3" x 13' 3" (4.71m narrowing to 4.04m x 4.06m)

Two double glazed windows to front; radiator; stone fireplace with tiled hearth and bread oven; inset woodburner; part exposed stonework walls; exposed timber ceilings; television point; telephone point; borrowed light. Door to:-

DINING ROOM

15' 5" x 7' 11" (4.71m x 2.43m)

Window to rear with window seat and views of surrounding countryside; dining space; stairs to first floor landing; exposed timber ceilings; radiator; understairs storage cupboard. Archway to:-





KITCHEN

10' 5" x 7' 5" (3.2m x 2.27m)

Windows to rear with views to countryside; matching floor and wall units; electric oven and hob; radiator; space for fridge. Door to:-

INNER HALL

Two obscure windows to front; door to garage. Doors to:-

BATHROOM

7' 11" x 6' 2" (2.43m x 1.9m)

Double glazed window to rear; low level w.c.; wash hand basin set in vanity unit; panel enclosed bath with electric shower over; tiled floor; radiator.

UTILITY ROOM

6' 11" x 6' 3" (2.13m x 1.91m)

Obscure single glazed window to rear; LPG gas boiler; storage units and built-in shelving; vinyl flooring.



GARDEN ROOM

12' 4" x 7' 8" (3.78m x 2.36m)

Double glazed window and double glazed door to side; built-in storage unit.

GROUND FLOOR BEDROOM/RECEPTION ROOM

10' 6" x 10' 4" (3.22m x 3.16m)

Window to side; door to hallway; further door to inner hall.

FIRST FLOOR

Stairway with storage cupboards to side. Doors to:-

BEDROOM TWO

13' 3" x 10' 5" (4.06m x 3.18m)

Dual aspect room with two double glazed windows to front and side with views over the garden and far reaching views of the surrounding countryside; airing cupboard with hot water tank and shelving; further triple doored wardrobe; radiator; loft hatch.

BEDROOM ONE

13' 6" x 12' 11" (4.12m x 3.95m)

Double glazed window to front; built-in wardrobe with hanging space and shelving; radiator; pedestal wash basin.

OUTSIDE

To the front of the property is an off road parking area, in turn leading to a :-

GARAGE

With electric operated roller door and internal door to inner hall.

GARDEN

To the side is a level enclosed West-facing garden, offering a good deal of privacy and views of adjoining farmland and surrounding countryside. Predominantly laid to lawn with flower bed borders and several pleasant seating areas. small pond and greenhouse with productive grape vine. The garden is bordered by mature hedging and walling. There is also an:



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OUTBUILDING

12' 1" x 7' 4" (3.69m x 2.26m)

Currently used for storage, but could offer a multitude of potential uses.

Behind the outbuilding is a storage area and space and connection for the LPG bottles for the central heating.

SERVICES

Mains water, mains drainage, mains electricity.

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 or email okehampton@mansbridgebalment.co.uk

DIRECTIONS

Leave Okehampton in a westerly direction via New Road. Follow the signs for the A30 west. After joining the A30, take the first turning left, signposted A386 Sourton/Tavistock. After approximately 0.75 mile, you will enter the village of Sourton, whereupon the property will be found on the right-hand side, identified by a Mansbridge Balment For Sale board.

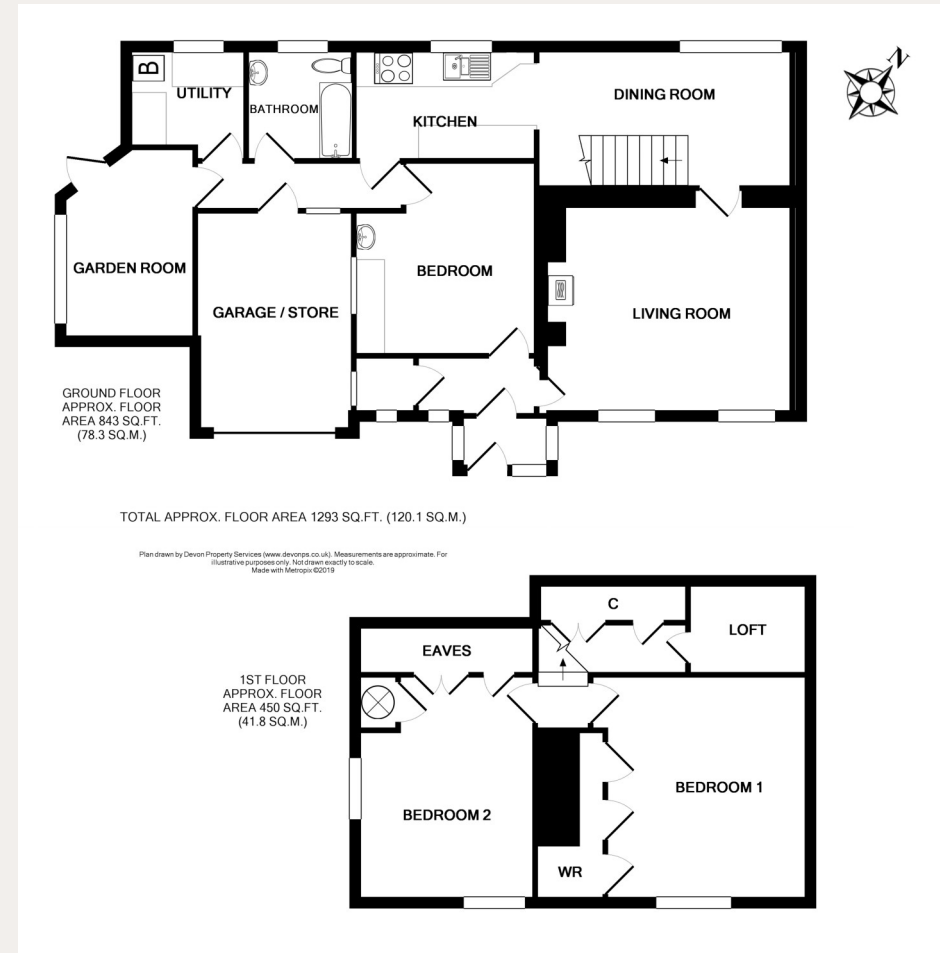
EPC Rating 1, Band G

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* PL19, PL20, EX20