



 mansbridgebalment BUCKLAND MONACHORUM OIEO £150,000



69 Modyford Walk, Buckland Monachorum, PL20 7NQ

SITUATION AND DESCRIPTION

A two double bedroom house at the end of a cul de sac ideally positioned opposite a public footpath for country walks and village amenities. The house has a south facing garden to the rear and has been improved with the addition of modern French doors which open onto a decking area for seating. The home also benefits from main gas central heating, PVCu double glazing and light sizeable rooms. The accommodation comprises hall, living room, kitchen and to the first floor are two double bedrooms and a modern style bathroom. To the front of the house is a further front garden and in the rear garden there are two useful storage buildings for garden equipment etc. The village is a short distance from Dartmoor National Park and is in area of tranquillity due to being away from main roads but still considered a commutable distance for Plymouth City which is 10 miles away. The historic village of Buckland Monachorum offers a renowned primary school, church, local pub called the Drake Manor and an excellent community with social events and a good spirit. A short distance from the house is the Garden House which is well worth a visit and Crapstone village stores/post office. 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:

GROUND FLOOR

HALL

14' 2" x 5' 10" (4.32m x 1.78m)

PVCu double glazed entrance door; coat cupboard; understairs cupboard; radiator; doors off:

STORE

5' 10" x 2' 7" (1.78m x 0.79m)

Shelving; potential utility.

LIVING ROOM

22' 6" x 11' 4 (max)" (6.86m x 3.45m)

Dual aspect PVCu double glazed window to the front and French doors opening to the rear garden and decking; radiator; T.V. point; opening to:

KITCHEN

8' 8" x 7' 9" (2.64m x 2.36m)

PVCu double glazed window and door to the rear garden; fitted kitchen with space for fridge/freezer, washing machine and cooker.





FIRST FLOOR

LANDING

Loft access; airing cupboard and laundry cupboard; doors off.

BEDROOM ONE

14' 7" x 9' 9" (4.44m x 2.97m)

PVCu double glazed window to the front; radiator; cupboard housing Potterton Prime F boiler.

BEDROOM TWO

12' 8" x 9' 8" (3.86m x 2.95m)

PVCu double glazed window to the rear; fitted wardrobes; radiator.

BATHROOM

7' 8" x 5' 6" (2.34m x 1.68m)

PVCu double glazed windows; panelled bath with Mira shower; wash hand basin; high level w.c; heated towel rail.



OUTSIDE

The property is approached from a garden path flanked by an attractive front garden with a lawn and a variety of colourful shrubs. The rear garden can be accessed from a pedestrian gate at the rear or from either the French doors or kitchen door. The garden faces in a southerly direction and therefore is a real sun trap to enjoy. The lawn has been recently rotavated and seeded to grass. There is also a decked seating terrace that runs the length of the rear elevation and a path which extends up the garden to two useful outbuildings ideal for storage. Outside the boundary at the rear is a shared parking area which is used by residence for convenience.

AGENTS NOTE

We have been advised that this property has a local occupancy clause which means you have to have lived and worked in Devon for the last 3 years.



SERVICES

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

OUTGOINGS

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

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

DIRECTIONS

From our Yelverton office proceed to the village of Buckland Monachorum via Crapstone. Upon reaching the village continue along the high road past the turning down into the village centre and take the next right into Modyford Walk. The property will be found close to the end of the cul de sac on the left marked by our for sale sign.

BETTER COVERAGE,

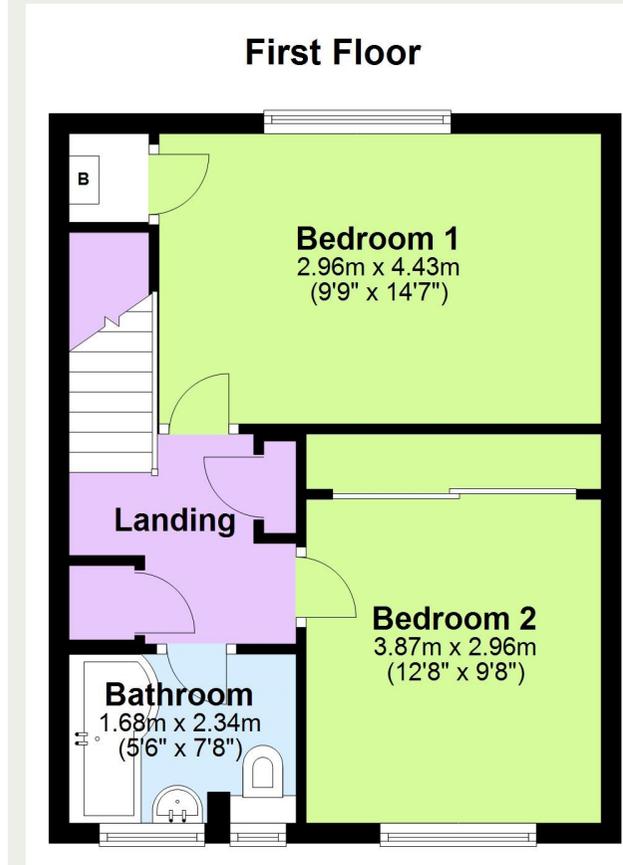
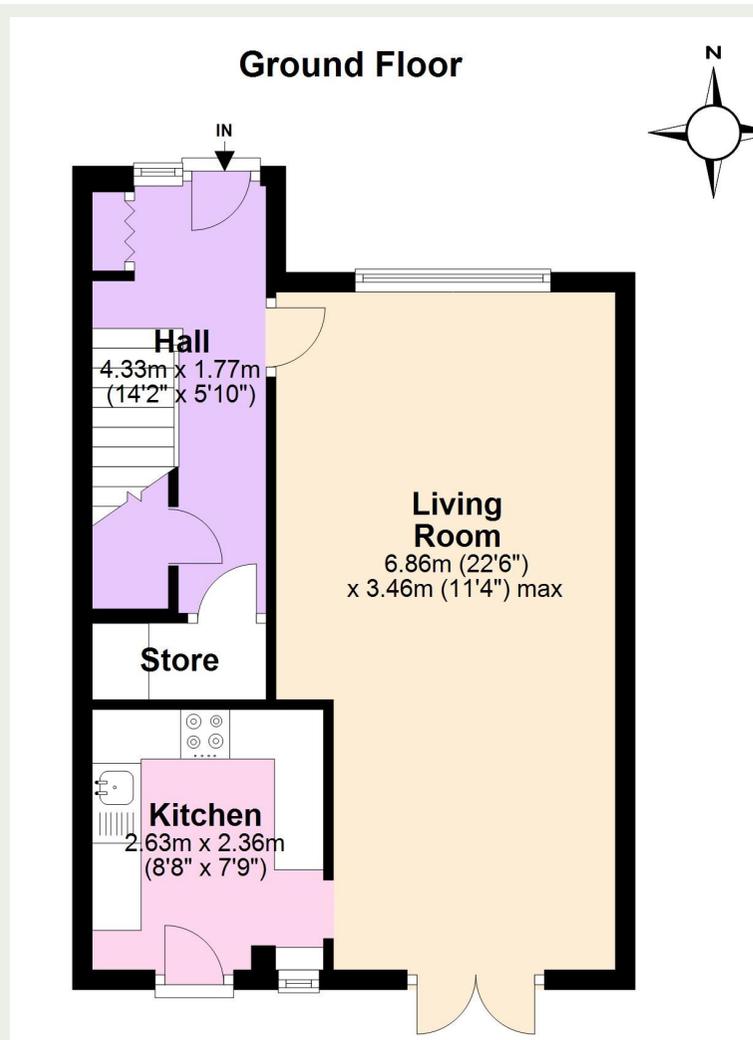
WIDER CHOICE

MORE LOCAL OFFICES than any other
Estate Agent in our **AREA ***



EPC Rating 62, Band D

Y4414



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* PL19, PL20, EX20

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