



mansbridgebalment

HORRABRIDGE

Guide £215,000



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3 Chichester Court, Horrabridge, Yelverton, PL20 7SQ

SITUATION AND DESCRIPTION

A sun filled Dartmoor village home with front aspect views over the Walkham Valley extending to a moorland horizon which also enjoys a south facing enclosed and private rear garden and ample off road parking with a garage. This semi -detached house has been improved over recent years with modern PVCu double glazing, contemporary style interior and an energy efficient mains gas boiler. There are three bedrooms with two doubles and a single which could also make an ideal study. The property is ideally located in the village but away from the main thoroughfare on a cul de sac road with a green and is a short walk to the centre of the village.

Horrabridge is set in the Dartmoor National Park and offers excellent amenities including a bakery, two pubs, post office/stores, chip shop, hairdressers and outstanding Ofsted primary school. There is also a regular bus service and the village is approximately 20 minutes by car from Plymouth and 15 minutes from Tavistock making the location ideal for commuters. The open moors are on either side of the village and can be walked to from the door of the house within 10 minutes along with cycle routes and the Drakes Trail.

The accommodation comprises reception hall, living/dining room and kitchen with two store cupboards/utility space. Upstairs the layout consists of a bathroom with shower over and a separate wc and three bedrooms. Outside the linked garage has been separated into three connected areas, a sound proof music studio, garden store and general store ideal for cycles.

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:

RECEPTION HALL

9' 5" x 6' 3" (2.87m x 1.91m)

PVCu double glazed window and entrance door; understairs cupboard; radiator; stairs rise to the first floor; oak doors off.

LIVING/DINING ROOM

20' 3" x 14' 7 (max)" (6.17m x 4.44m)

'L' shaped room; PVCu double glazed window to the front garden/views and the rear garden; T.V. point; radiators; serving hatch.

KITCHEN

11' 0" x 11' 0" (3.35m x 3.35m)

PVCu double glazed window to the rear garden; fitted modern kitchen units and worktops; hob and oven with extractor hood; sink with drainer and mixer tap; serving hatch; space for washing machine and fridge/freezer; 2 storage cupboards; ideal for housing utility appliances; PVCu door to the rear garden





FIRST FLOOR

LANDING

PVCu double glazed window to the side; loft access (part boarded loft space).

BEDROOM ONE

11' 0" x 11' 2 into fitted wardrobes" (3.35m x 3.4m)

PVCu double glazed window to the front and views; fitted wardrobe and sliding doors; radiator.

BEDROOM TWO

11' 2" x 9' 1" (3.4m x 2.77m)

PVCu double glazed window to the rear garden; radiator.

BEDROOM THREE

11' 0" x 6' 6 extending to 9'9" (2.97m)" (3.35m x 1.98m)

PVCu double glazed window to the front garden and views; radiator.

BATHROOM

7' 2" x 5' 10" (2.18m x 1.78m)

PVCu double glazed window; panelled bath with shower over; wash hand basin; radiator. PVCu double glazed window; panelled bath with shower over; wash hand basin; radiator.



OUTSIDE

The property is approached from a driveway providing off road parking in front of the garage, flanked by a front garden. The rear garden can be accessed from either the garage or a rear boundary gate which opens to a path which in turn leads back to the road. The garden at the rear faces south and therefore enjoys the majority of sunshine. There is a sizeable lawn and decked terrace which is perfect for a table and chairs. The garden is enclosed with wooden fencing and is secure for children and pets.

GARAGE

20' 0" x 8' 0 (max)" (6.1m x 2.44m)

Currently separated into 3 sections as follows:

STORE

5' 7" x 8' 0" (1.7m x 2.44m)

Up-and-over door; door to:

STUDIO

10' 0" x 7' 6" (3.05m x 2.29m)

Power points; lighting; wall mounted electric heater; sound proofed walls/ceiling currently used for music recording; door to:

GARDEN STORE

3' 7" x 8' 0" (1.09m x 2.44m)

PVCu double glazed door to the garden.



SERVICES

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

OUTGOINGS

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

BETTER COVERAGE, WIDER CHOICE

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

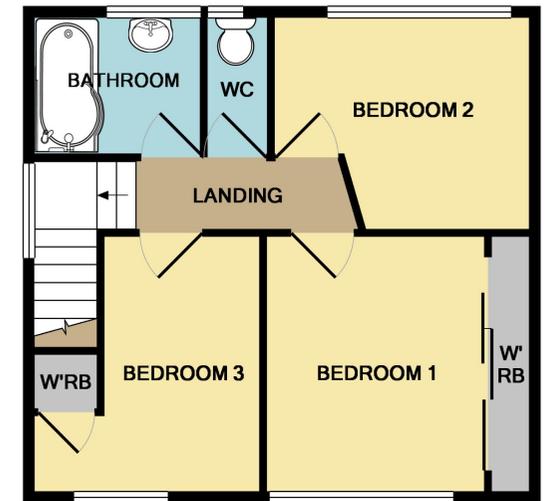


VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

DIRECTIONS

From our Yelverton Office proceed to the village on the A386 towards Tavistock. Upon reaching the village turn down onto Graybridge Road towards the centre and then take the second left into Pencreber Road. After a short distance take the next left into Chichester Court and the property is on the left marked by our for sale board.



TOTAL APPROX. FLOOR AREA 95.5 SQ.M. (1028 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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EPC RATING 70 Band C

Y4429

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TAVISTOCK · YELVERTON · BERE PENINSULA
OKEHAMPTON · LONDON MAYFAIR

* PL19, PL20, EX20

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