



mansbridgebalment

NORTH TAWTON OIEO £250,000



Beth Shan, Yeo Lane, North Tawton EX20 2EA

SITUATION AND DESCRIPTION

This fine property is situated on the edge of the popular Devon town of North Tawton, yet close to the town's amenities, in a quiet country lane, with good views of surrounding countryside and Dartmoor.

North Tawton is a small town (population 1750) which is situated in the middle of Devon in good farming country. There are a good range of local amenities including Post Office Stores, a Spar Store, the Parish Church, four Public Houses, a well-respected primary school and a regular bus service. The market town of Okehampton lies approximately 7 miles to the southwest.

A spacious detached bungalow in a substantial plot, offering gardens to three sides, good views of Dartmoor, large driveway and garage. The property is of brick construction and exterior, with uPVC fascias, soffits, gutterings and windows, thus making the property a very low maintenance option.

The accommodation briefly comprises: hallway; large sitting with adjoining conservatory; spacious kitchen/dining room with adjoining utility room/side porch. There are two large double bedrooms and a bath/shower room. There is full double glazing to all windows and oil-fired central heating. To the outside the property is approached via a substantial driveway, providing off-road parking for several vehicles and leading to a garage with remote controlled electric door. The gardens are to three sides of the property with the main part of the garden being south-facing and enjoying some really good part views of surrounding countryside and Dartmoor.

We are delighted to be appointed as sole agents for the sale of this property and viewing is highly recommended. The property 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:

Fully glazed PVCu front entrance door with courtesy light to:

HALLWAY

Wide entrance hall; radiator; phone point; storage cupboard; hatch to loft space; doors to:

SITTING ROOM

18' 0" x 11' 11" (5.5m x 3.65m)

Large window to front with part views of surrounding countryside and Dartmoor; two radiators; tiled fireplace with electric inset fire; television point; sliding doors to:

CONSERVATORY

12' 9" x 12' 7" (3.91m x 3.84m)

Double doors to side; tiled flooring; power and lighting connected; part views of surrounding countryside and Dartmoor.

KITCHEN/DINING ROOM

18' 0" x 11' 10" (5.5m x 3.61m)

Dual aspect large window to side and rear; matching wall and floor kitchen units with roll top worksurfaces and tiled splashbacks; integrated dishwasher; space for oven with extractor fan over; stainless steel sink and drainer with mixer tap; spotlight lighting; oil fired Worcester boiler; built-in storage cupboard; central heating and hot water timer controls; radiator; part vinyl/part carpeted flooring; electric fuse box; door to:





SIDE PORCH/UTILITY AREA

8' 4" x 6' 7" (2.55m x 2.01m)

Window to side and rear; door to garden and driveway; space and plumbing for washing machine; vinyl flooring; electric meter.

MASTER BEDROOM

16' 10" x 11' 11" (5.15m x 3.65m)

Large window to front with part views of surrounding countryside and Dartmoor; radiator; television and telephone connection.

BEDROOM TWO

12' 10" x 11' 11" (3.93m x 3.64m)

Window to rear; radiator; television and Satellite connection.

BATH/SHOWER ROOM

8' 9" x 8' 6" (2.69m x 2.61m)

Obscure glazed window to rear; low level WC; pedestal wash handbasin; fully tiled walls; panel enclosed bath; corner shower cubicle with electric Mira Sport shower; radiator; vanity light and shaver socket; vinyl flooring.

OUTSIDE:

From Yeo Lane, the property is approached via a substantial driveway, providing off-road parking for several vehicles and leading to a:-

GARAGE

17' 10" x 12' 0" (5.44m x 3.67m)

Remote controlled electric garage door; window to rear; door to side; power and lighting connected; overhead storage.

GARDENS

The gardens are to three sides of the property with the main part of the garden being south-facing and enjoying some really good part views of surrounding countryside and Dartmoor. Substantial area of lawn, interspersed with plants, shrubs and flowerbeds. There are several raised patio seating areas where one can sit and enjoy the sunny aspect and views.



SERVICES

Mains water, mains drainage, mains electricity. Oil-fired central heating.

OUTGOINGS

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

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.

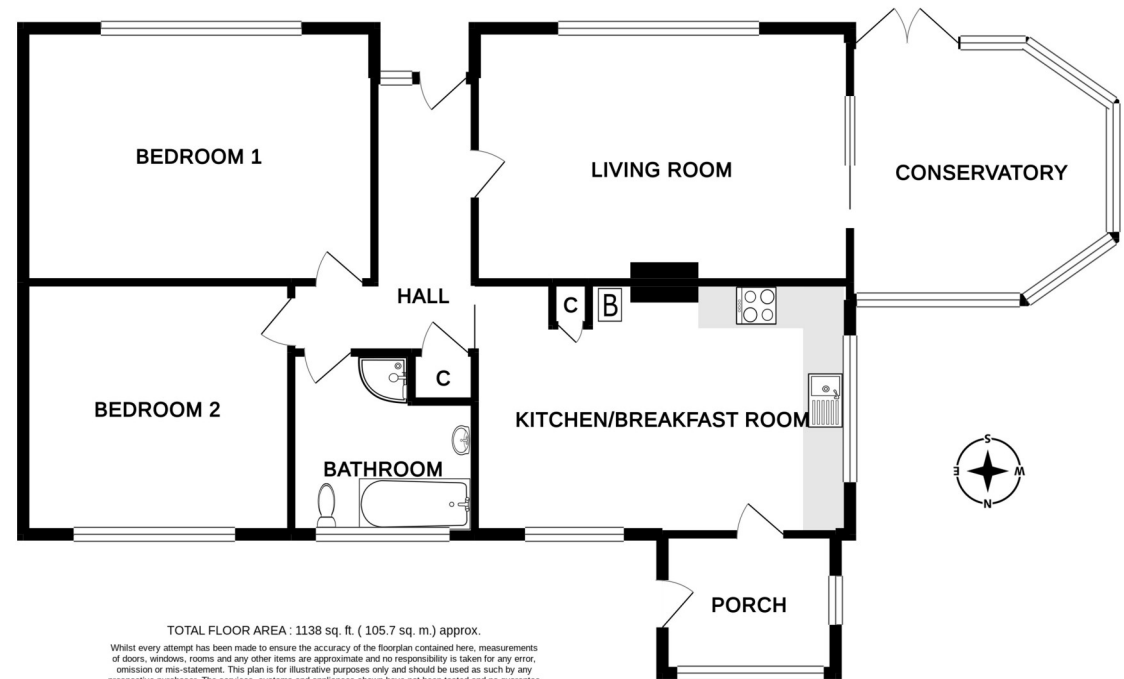
DIRECTIONS

From the centre of Okehampton, proceed in a easterly direction into East Street. At the second set of traffic lights turn left into Barton Road and leave the town via Crediton Road heading towards North Tawton. After approximately 7 miles turn left, signposted North Tawton. Upon entering the town of North Tawton, proceed down the hill towards and pass through the town square. At the bottom of the hill, opposite Gregory Distribution, turn right into Yeo Lane, whereupon the property will be found a short distance along on the left hand side.



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

GROUND FLOOR 1138 sq. ft.
 (105.7 sq. m.)



TOTAL FLOOR AREA : 1138 sq. ft. (105.7 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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