




mansbridgebalment

OKEHAMPTON

OIRO £310,000





14 DE BRIONNE HEIGHTS

Okehampton, EX20 1WG

An immaculately presented detached property with reverse accommodation and outstanding views.

Detached House

4 Bedrooms

Well Maintained Enclosed Garden

Garage and Parking

OIRO £310,000



**Unit 17 Charter Place,
Red Lion Yard,
Okehampton,
Devon,
EX20 1HN**

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SITUATION AND DESCRIPTION

The property is situated towards the eastern outskirts of Okehampton on a well respected residential development. Within walking distance of the town and amenities; access to the A30 and Dartmoor.

Okehampton lies on the northern edge of Dartmoor National Park. It is approximately 30 miles from both the north and south Devon coasts. There are superb local beauty spots where one may enjoy walking, riding and fishing. The shopping area contains banks and supermarkets as well as many interesting locally owned shops. Primary and secondary education is well catered for in local schools. The recreation ground and park contains, amongst other things, a covered heated swimming pool. Most sports are available including 18 hole golf course, squash courts, indoor rifle range and thriving rugby and soccer clubs. The cathedral city of Exeter lies 22 miles to the East with an abundance of high street stores and the region's main airport.

An impressive high quality modern detached property offering spacious and versatile accommodation. The property was originally built in 2004 by Persimmon Homes and is of standard construction. The accommodation, which is immaculately presented throughout, briefly comprises entrance hall; cloakroom; a spacious sitting room with sliding patio doors to balcony and excellent views to rear; a well-appointed kitchen with integrated appliances and a matching modern range of kitchen units with roll top work surfaces and splashbacks. From the dining room again sliding patio doors lead to the balcony with superb views of the surrounding countryside and the town. There are two first floor bedrooms, of good proportions. Returning to the hallway stairs lead down to a rear hallway with doors leading to a master bedroom which has a pleasant aspect over the rear garden and an ensuite shower room. There is a further double bedroom, again with a pleasant aspect over the rear garden. There is also a family bathroom and a utility room. The property benefits from full double glazing and mains gas central heating.

To the rear of the property is a good size enclosed garden which is predominantly laid to lawn with an area of patio and raised decking, both of which provide an excellent seating area to enjoy the superb views. To the side of the property is a tarmac driveway providing off-road parking for one vehicle which leads to a single garage with up-and-over door and power and lighting connected. Below the garage is a very useful workshop/storage shed with power and lighting connected. This fine property is available and requires viewing to be fully appreciated.



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:

Outside light; solid door with double glazed inset leads to:

ENTRANCE HALL

Hatch to loft space; airing cupboard; staircase to lower ground floor; alarm control panel; radiator; doors to:

CLOAKROOM

Obscure window to front; low level w.c; wash hand basin; tiled splashbacks; radiator.





BEDROOM THREE

14' 3" x 9' 4" (4.35m x 2.86m)

Window to front; radiator.

BEDROOM FOUR/STUDY

11' 3" x 8' 11" (3.44m x 2.74m)

Window to front; radiator.

KITCHEN

11' 3" x 7' 5" (3.44m x 2.28m)

Window to side; range of modern floor and wall mounted units under roll topped work surfaces; inset one and a half bowl composite sink and drainer; tile splashbacks; integrated dishwasher; eye level electric oven; gas hob with hood over; enclosed wall mounted mains gas boiler; appliance space for fridge; downlighters.

SITTING ROOM

15' 10" x 14' 1" (4.83m x 4.31m)

Patio doors to rear with access to balcony; far reaching views; feature fireplace with electric living fire; radiator.

French doors to:

DINING ROOM

11' 3" x 9' 9" (3.45m x 2.99m)

Patio doors to rear with balcony access; far reaching views; radiator.



Returning to entrance hall with staircase to lower ground floor.

HALLWAY

Door to outside rear garden; doors to:

BEDROOM ONE

12' 5" x 11' 10" (3.81m x 3.61m)

Window to rear overlooking garden. telephone point; radiator; T.V. point; open entrance to dressing area with fitted wardrobes.

EN-SUITE

Obscure window to side; fully fitted rectangular shower with mains handset attachment and glass enclosure; pedestal wash hand basin; low level w.c; heated towel rail; extractor fan; shaver socket; downlighters.

BEDROOM TWO

11' 0" x 10' 4" (3.36m x 3.17m)

Window to rear overlooking garden; radiator. T.V. point.

BATHROOM

7' 10" x 5' 7" (2.39m x 1.71m) Obscure window to side; panelled bath with shower attachment over; low level w.c; pedestal wash hand basin; part tiled walls; extractor fan; heated towel rail.

UTILITY

Wall and floor units with inset stainless steel sink and drainer; tiled splashbacks; appliance space and plumbing for automatic washing machine; appliance space for tumble dryer; extractor fan; downlighters.



OUTSIDE

The property is approached via level access to the main entrance and the:

SINGLE GARAGE

18' 4" x 8' 10" (5.59m x 2.70m)

Up-and-over garage door; power and light connected; roof storage.

REAR GARDEN

Wooden steps from the balcony and a door from the lower ground floor leads to this well maintained garden. Laid predominantly to lawn with stone chipped pathways, there are borders of mature bushes, shrubs and flowering plants providing a good deal of privacy. There is also a secluded decked area from where to enjoy the afternoon and evening sun.

A pedestrian door gives access to a useful block built storage shed/workshop (5.40m x 2.44m) with power and light connected. There is gated pedestrian access to the front of the property.

SERVICES

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

OUTGOINGS

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

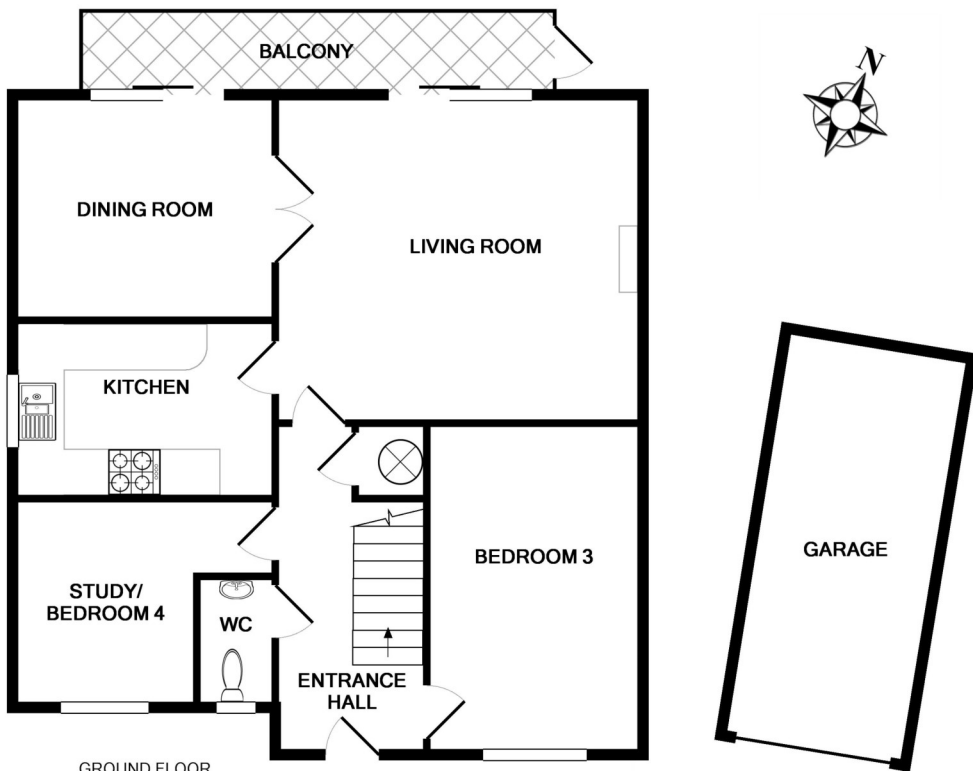
VIEWING

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

DIRECTIONS

From the town centre of Okehampton proceed in an easterly direction into East Street and on into Exeter Road. Turn right into De Brionne Heights and follow the road up the hill and around the sweeping left hand bend whereupon the property can be located on your left.

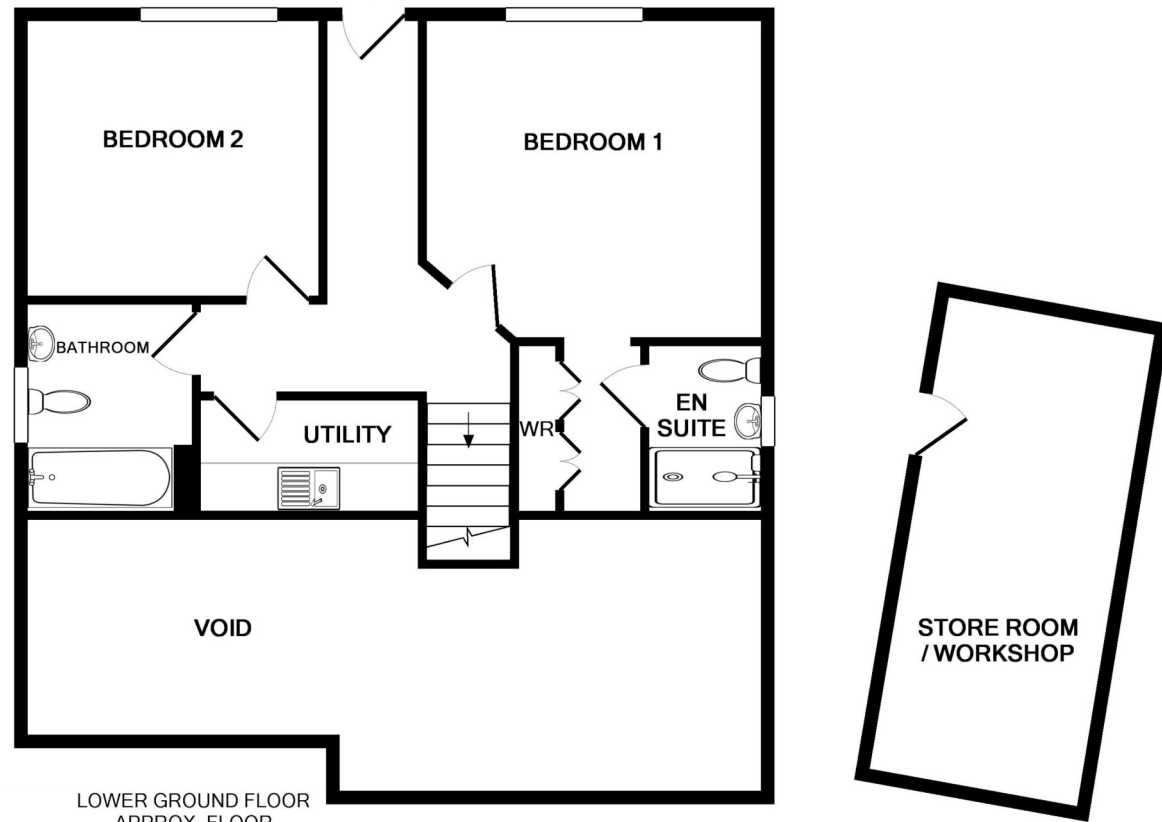




GROUND FLOOR
APPROX. FLOOR
AREA 892 SQ.FT.
(82.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1782 SQ.FT. (165.5 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale. Made with Metropix ©2019



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 889 SQ.FT.
(82.6 SQ.M.)



BETTER **COVERAGE**, WIDER **CHOICE**
MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



EPC Rating 74 Band C

O1159

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TAVISTOCK · YELVERTON · BERE PENINSULA
· OKEHAMPTON · LONDON MAYFAIR

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*** PL19, PL20, EX20**