



mansbridgebalment

OKEHAMPTON

OIEO £400,000



FAIRFIELD

26 Brandize Park, Okehampton EX20 1EQ

*Spacious and well presented detached dormer bungalow
in a sought-after residential area with good access to the town*

Four Bedrooms

Sitting Room, Dining Room & Conservatory

Private Extensive Gardens Totalling Just Under 0.3 Acre

Garage & Driveway Parking

Town & Countryside Views

No Onward Chain



OIEO £400,000



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

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SITUATION AND DESCRIPTION

This fine property is situated in a sought-after residential area, toward the southern outskirts of Okehampton, giving good access to the town's amenities, Dartmoor National Park and the well-acclaimed Granite Way Cycletrack.

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 several 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.

A spacious and well-presented detached dormer bungalow, built by a well-respected local builder in 1955, and owned by the sellers for over 23 years. The property occupies a private extensive plot, measuring just under 1/3 of an acre. There are good views over the town and towards surrounding countryside.

The accommodation, which is well-presented and very light throughout, which is due to the majority of the rooms being dual aspect and having large, low-silled windows, briefly comprises: entrance hall; sitting room; dining room; kitchen; conservatory; utility room; ground floor bathroom and two ground floor double bedrooms. To the first floor is a landing; two further bedrooms and a shower room. The property benefits from mains gas central heating and full double glazing. There is an attached garage with remote-controlled electric roller and a brick-paved driveway providing off-road parking for several vehicles.

We are delighted to be appointed as sole agents for the sale of this fine 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:

Front entrance door with courtesy light to:

HALLWAY

Stairs to first floor landing; radiator; understairs storage cupboard; doors to:

SITTING ROOM

17' 7" x 12' 11" (5.37m x 3.96m)

Double aspect room with windows to front and side, offering views to garden and surrounding countryside; two radiators; stone surround fireplace with open grate;; built-in dresser/display unit; T.V. points; door to dining room.

BEDROOM ONE

15' 6" x 11' 10" (4.74m x 3.62m)

Double aspect room; windows to front and side; views to garden and surrounding countryside; radiator; extensive range of built-in bedroom furniture including three wardrobes, drawers and dressing table.





BEDROOM TWO

13' 10" x 10' 9" (4.22m x 3.30m)

Double aspect room; windows to side and rear; radiator.

BATHROOM

10' 3" x 5' 11" (3.14m x 1.82m)

Obscure window to rear; low level w.c; pedestal wash hand basin; tile sided bath with central mixer tap and shower attachment; fully glazed corner shower cubicle with mains shower; heated towel rail; radiator; extensive tiled walls.

KITCHEN

13' 6" x 13' 0" (4.13m x 3.97m)

Window and door to rear; extensive range of kitchen units; roll topped work surfaces; one and a half bowl sink and drainer; integral dishwasher; integral fridge; Rangemaster gas/electric double oven and grill and gas hob; hot plate and plate warmer; radiator; tiled floor; central island; gas boiler and central heating and hot water controls; airing cupboard.

DINING ROOM

12' 11" x 10' 4" (3.96m x 3.15m)

Double aspect room; windows to side and rear; radiator. T.V. point.

CONSERVATORY

11' 10" x 19' 5" (3.63m x 5.93m)

Double doors and further door to rear; tiled floor; loft hatch; door to kitchen and door to driveway.

UTILITY ROOM

10' 2" x 5' 10" (3.12m x 1.80m)

Window to rear; tiled floor; floor storage units; stainless steel sink and drainer; space for fridge freezer and washing machine; hanging space for coats; door to garage.

FIRST FLOOR

LANDING

Loft hatch; doors to:

BEDROOM THREE

14' 3" x 17' 6" (4.36m x 5.35m)

Double aspect room; windows to front and side; views to surrounding countryside; radiator; doors to eaves storage.

BEDROOM FOUR

11' 3" x 10' 1" (3.44m x 3.09m)

Window to front; view of surrounding countryside; radiator; door to:

STORAGE ROOM

11' 1" x 5' 10" (3.40m x 1.78m)

With lighting; built-in shelving.

SHOWER ROOM

6' 9" x 6' 1" (2.06m x 1.86m)

Obscure window to rear; low level w.c; pedestal wash hand basin; fully tiled walls; fully glazed shower cubicle with mains shower; heated towel rail; shaver socket; loft hatch; extractor fan.





OUTSIDE

The property is approached via a substantial brick-paved driveway, providing off-road parking for several vehicles and leading to a:-

GARAGE

19' 2" x 9' 3" (5.85m x 2.83m)

Remote control electrically operated roller door; window to side; electric consumer unit. Door to utility room.

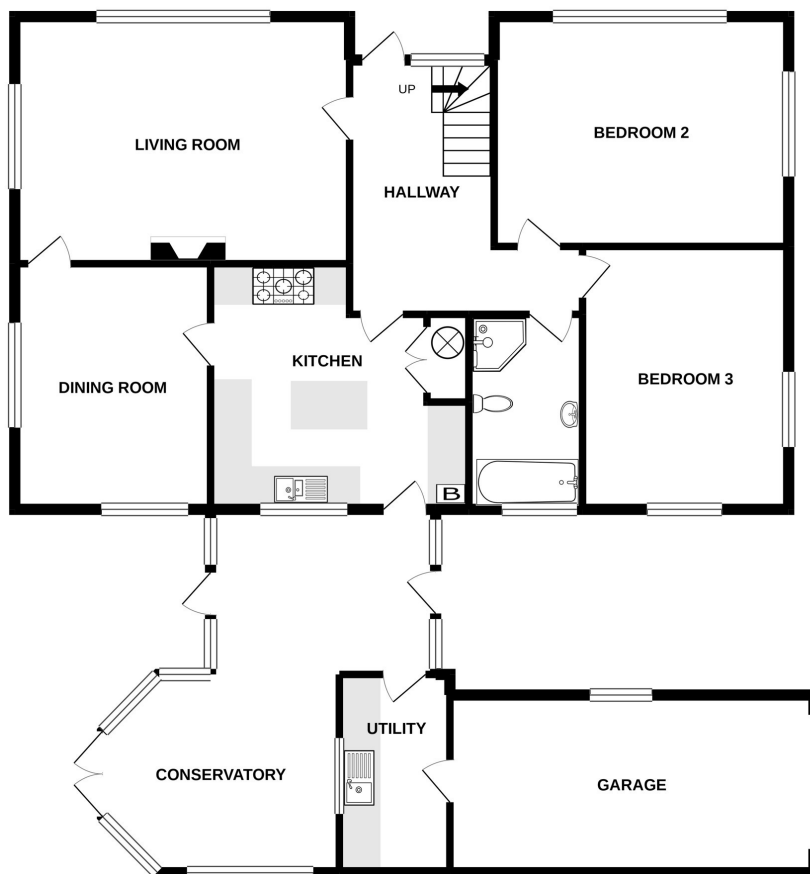
GARDENS

The gardens run to all sides of the property and are well-tended and extensive, measuring in total just under 1/3 acre. Offering a great deal of privacy and day-long availability of sunshine. Extensive areas of lawns and patio, with flowerbeds, shrubs, plants and small trees. Productive fruit and vegetable beds and rose garden rockery There are very good views over the town and towards the surrounding countryside.

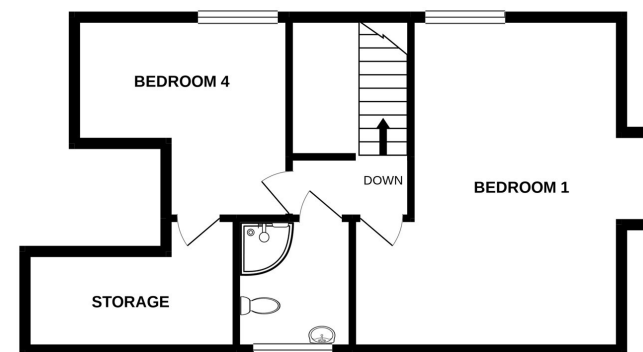
Within the garden is a substantial GARDEN STORE 13' 0" x 6' 5" (3.97m x 1.97m) - with wood and coal store to side and further storage area. There is also a further timber store shed and greenhouse. Outside tap and courtesy lighting



GROUND FLOOR
1497 sq.ft. (139.1 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1996 sq.ft. (185.4 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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SERVICES

Mains electricity, mains gas, mains water (metered) and mains drainage.

OUTGOINGS

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

VIEWING

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

DIRECTIONS

FOR SAT NAV- USE THE PROPERTY POSTCODE - EX20 1EQ

From the centre of Okehampton turn in to George Street, between The White Hart Hotel and the former Nat West Bank building. Proceed for approximately 300 metres, taking the second turning right in to Station Road. Continue up the hill for approximately 500 metres, taking the second turning left in to Brandize Park, whereupon the property will be found immediately on the right hand side.

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



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