



mansbridgebalment

BUCKLAND MONACHORUM OIEO £225,000





8 HILL VIEW

Buckland Monachorum, PL20 7ND

A three storey family house which has been extended and offers versatile accommodation.

...

4 Bedrooms

Front and Rear Gardens

Outbuilding

Off Road Parking

Views

O.I.E.O £225,000



**The Roundabout
Yelverton
Devon
PL20 6DT**

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SITUATION AND DESCRIPTION

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A three storey, four bedroom family house, located on the edge of the village with front and rear views over the fields and rooftops.

The house has been extended to the rear and roof space and now offers versatile accommodation for multi-generational living which is currently how the property is a home. There is potential for off road parking to the rear which has been used in the past but now is further garden. There is ample parking at the rear of the terrace where there is a shared car park for residence. The home benefits from mains gas central heating from a modern boiler, PVCu double glazing and a wood burning stove in the sitting room. There are private front and rear gardens which do benefit from a sunny aspect and distant views to the rear. There is also useful outbuildings in both front and rear gardens for further storage.

The accommodation comprises of porch, hall, sitting room, kitchen, dining room, garden room and shower room with WC. To the first floor are three bedrooms, family bathroom and a small en-suite. To the first floor is a further bedroom with dual aspect and elevated views over the surrounding countryside plus an en-suite WC with wash hand basin.

The property is located a short walk from the centre of the village which offers a sought after primary school, bus stops, country pub and church. Yelverton and Crapstone are just down the road for further amenities including supermarket, petrol station, café's, doctors surgery and pharmacy. Plymouth City is commutable from the property and is approximately 15 minutes in a car.





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:

PORCH

5' 4" x 4' 0" (1.63m x 1.22m)

PVCu double glazed windows and door; shelving; door to:

HALL

4' 4" x 3' 5" (1.32m x 1.04m)

Stairs to first floor; electric meter and consumer unit; door to:

SITTING ROOM

18' 7" x 9' 10" extending to 11' 2" (5.66m x 3m) PVCu double glazed doors to the front garden; radiator; woodburning stove; T.V. point opening to:

KITCHEN

14' 9" x 7' 7" (4.5m x 2.31m)

Fitted kitchen units; electric oven with extractor hood over; sink with drainer and mixer tap; space for washing machine; dishwasher and fridge/freezer.

SHOWER ROOM

8' 9" x 6' 5" (2.67m x 1.96m)

Shower cubicle; low level w.c; wash hand basin; heated towel rail; tiled floor and part tiled walls.

DINING ROOM

7' 8" x 16' 0" (2.34m x 4.88m)

PVCu double glazed window; radiator; T.V. point; currently used as a bedroom.

GARDEN ROOM

21' 2" x 5' 10" extending to 12' 0" (6.45m x 1.78m)

PVCu double glazed windows and double doors to the rear garden and views; B.T. point; polycarbonate roof; radiator; T.V. point; currently used as a family room and dining area.

FIRST FLOOR

LANDING

8' 2" x 6' 7" (2.49m x 2.01m)

Linen cupboard; radiator; stairs to second floor; doors off.

BEDROOM TWO

10' 9" x 9' 6" (3.28m x 2.9m)

PVCu double glazed window to the rear views; radiator; door to:

EN-SUITE

5' 7" x 2' 9" (1.7m x 0.84m)

Low level w.c; wash hand basin; shower tray (not in use) extractor fan.

BEDROOM THREE

11' 6" x 10' 4 (max)" (3.51m x 3.15m)

PVCu double glazed window to front views; radiator; T.V. point.

BEDROOM FOUR

11' 7" x 6' 8" (3.53m x 2.03m)

PVCu double glazed window to front views; radiator.

BATHROOM

8' 0" x 5' 5" (2.44m x 1.65m)

PVCu double glazed window; spa bath with shower over; heated towel rail; wash hand basin; low level w.c; tiled floor and walls.

SECOND FLOOR

Storage cupboard; door to:

BEDROOM ONE

16' 5" x 10' 8" (5m x 3.25m)

Dual aspect Velux window and PVCu double glazed windows to the views; radiator; door to:

W.C.

8' 0" x 3' 0" (2.44m x 0.91m)

Low level w.c; wash hand basin; site of Vaillant combi boiler.

OUTSIDE

The property is approached from a pedestrian gate into a front garden which is partly lawn with low maintenance astro turf. The garden also offers sizeable storage sheds and planted borders and faces a southerly direction. To the rear is a landscaped garden with seating areas, further storage sheds/workshop and space for parking if required. The garden is enclosed and will be ideal for pets and children.

SERVICES

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

OUTGOINGS

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

VIEWING

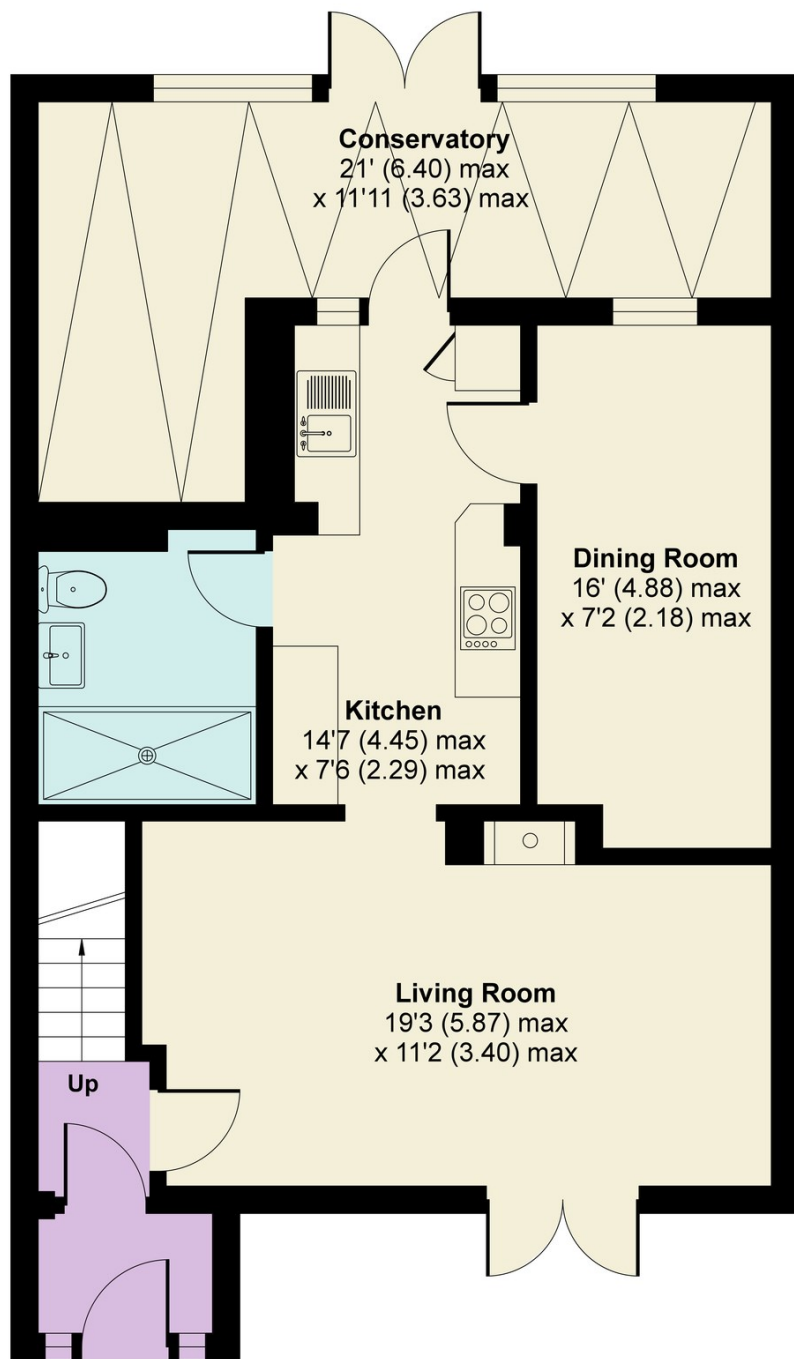
Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

DIRECTIONS

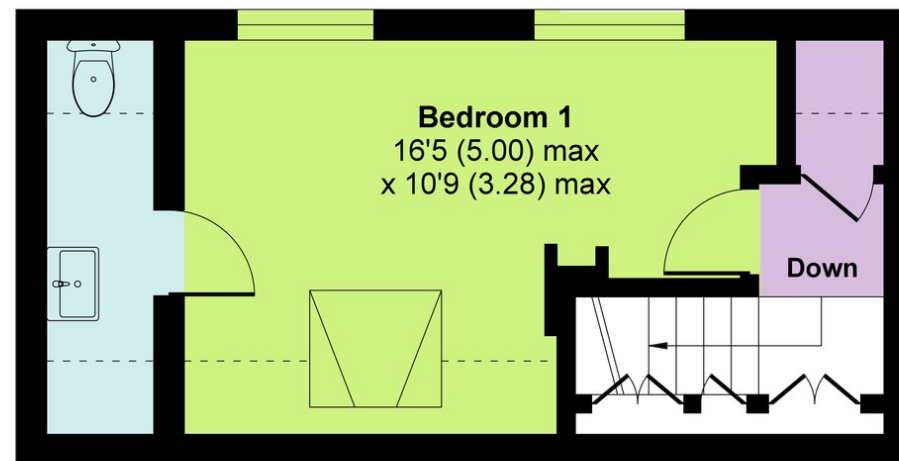
From our Yelverton office proceed to the village of Buckland Monachorum via Crapstone. Upon reaching the village continue past the turning down to the centre and the property will be found on the right just after Modyford Walk.

EPC Rating 58 Band D Y4543

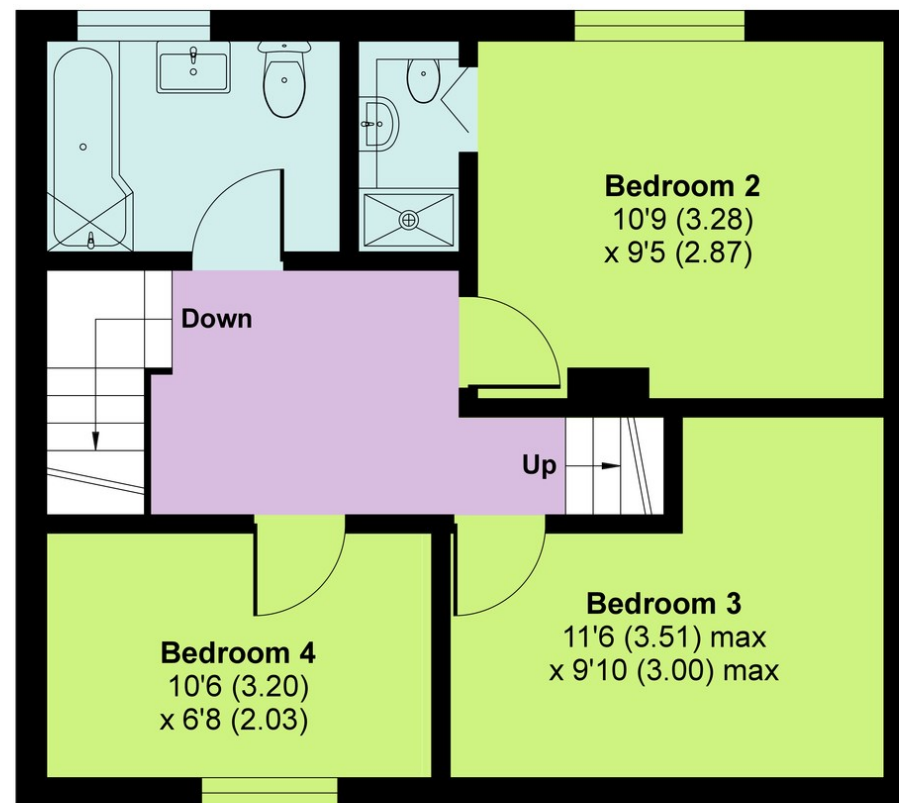




GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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



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** PL19, PL20, EX20*

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