



PRINCETOWN

OIEO £195,000
LEASEHOLD



2 Grosvenor House, Princetown, PL20 6RQ

SITUATION AND DESCRIPTION

A beautifully appointed top floor, thus quiet apartment in the centre of this historic Dartmoor village, surrounded by spectacular open moorland. Dating back to the 1800s the building formed part of a barracks during the Napoleonic Wars and has been impressively modernised into a large, warm apartment with rooms leading off a substantial central hallway. A sunny outside landing at the top of the entrance stairs is easily big enough for BBQs, and for enjoying sunrises and the stunning views towards Bellever Tor. All the south east facing windows enjoy the same outlook.

The property is extremely well-appointed throughout and includes good-sized rooms to incorporate two/three bedrooms, sitting room, dining room/bedroom three, fitted kitchen, bathroom with large shower and bath. All rooms are linked by an impressive central hallway.

Gas-fired central heating is installed and there are additional utility/rear porch storage and access areas. Outside there is off road parking for two-three vehicles in addition to a seating, drying and barbeque area.

Princetown includes a number of village amenities with two public houses, a post office, number of shops, cafes and the Dartmoor visitor centre. Open moorland surrounds the village and is ideal for those who enjoy outdoor pursuits. Tavistock and Yelverton are both around 15 minutes by car with Plymouth around 30 minutes away.



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:

COMMUNAL AREA

L-SHAPED HALLWAY

UTILITY	7' 0" x 3' 7" (2.13m x 1.09m)
KITCHEN/BREAKFAST ROOM	12' 7" x 11' 5" (3.84m x 3.48m)
DINING ROOM/BEDROOM THREE	17' 3" x 11' 0" (5.26m x 3.35m)
SITTING ROOM	13' 8" x 11' 8" (4.17m x 3.56m)
BEDROOM ONE	13' 9" x 11' 8" (4.19m x 3.56m)
BEDROOM TWO	13' 11" x 11' 9" (4.24m x 3.58m)

BATHROOM

OUTSIDE:
Steps lead up to the front door and balcony area. There is gravelled parking for two-three vehicles and a further area for seating and drying etc. There is pedestrian access to the rear of the building where steps lead to the rear door of the apartment and a utility area where the boiler is housed. Technically, this area forms part of the communal area of the building but, in reality, it is rarely used by other occupants and forms a useful space.

SERVICES
Mains electricity, mains water and mains drainage. Calor gas supply.

TENURE
Leasehold. 125 year lease from 2017. We understand there is a maintenance fee of approximately £1000 per annum and ground rent of approximately £250 per annum.

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

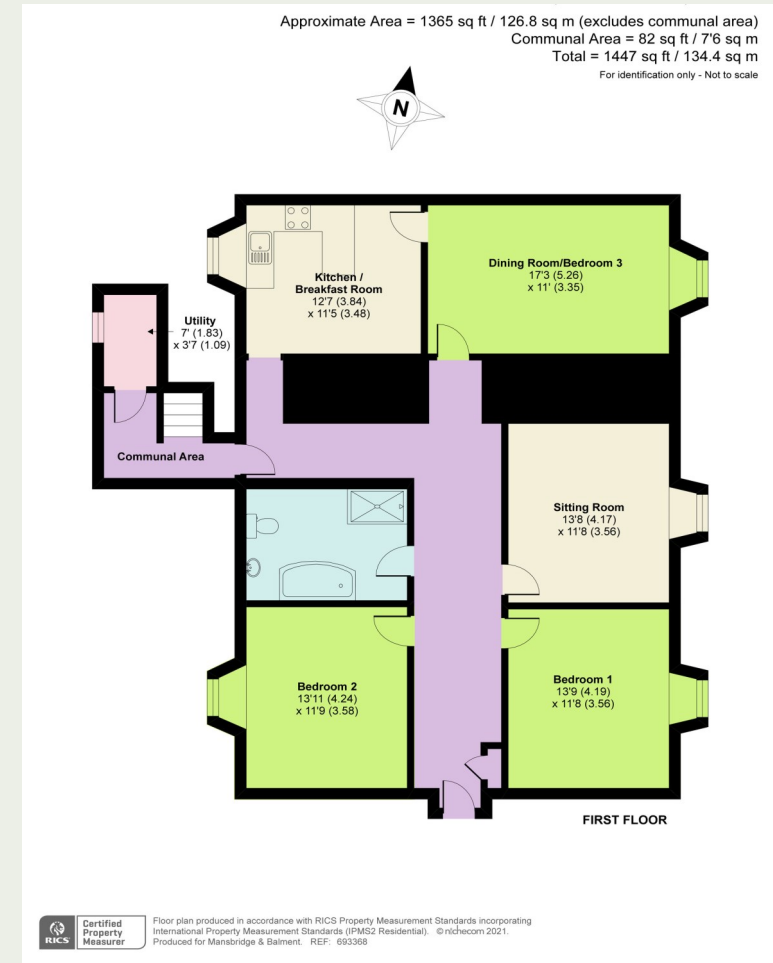
VIEWING
Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

DIRECTIONS
From our Yelverton office follow the direction for Princetown on the B3212 across the moor. On entering the village, turn left at the central mini roundabout and continue past the shops and play park. After a short distance turn right into Barracks Road where the property will be found on the left hand side.



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*** PL19, PL20, EX20**