



mansbridgebalment

SOUTH ZEAL

OIEO £205,000



1 Brooke Cottages, South Zeal, Okehampton, EX20 2JY

SITUATION AND DESCRIPTION

The property is situated near the centre of this popular moorland village and within easy access of both Dartmoor and the A30 road network.

The former market town of Okehampton lies 5 miles to the west while the cathedral city of Exeter is 17 miles to the east. South Zeal is a highly desirable Dartmoor National Park village with an excellent range of local amenities including a well renowned primary school, village stores, post office, church, recreation/playing field and two popular public houses. A more comprehensive range of local shopping and amenities can be found in Okehampton.

A substantial semi detached cottage with adjoining single garage and enclosed rear garden. The accommodation briefly comprises, entrance hall; living room; kitchen; two double bedrooms and a bathroom. There is a sizeable loft space with potential to convert. A good size village cottage in a desirable location and viewing is highly recommended.



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:

Double glazed front door leads to:

ENTRANCE HALL

Ornate staircase to first floor; ceramic tiled flooring; radiator. Doors to:-

LIVING ROOM

11' 11" x 10' 11" (3.64m x 3.33m)

Dual aspect; open fireplace with tiled surround and hearth; recessed cupboard and shelving; telephone point; radiator.

KITCHEN/DINING ROOM

18' 10" x 9' 6" (5.76m x 2.92m)

Window to rear overlooking garden; fitted electric oven with hob over; integral fridge; range of wall and floor units under roll top worksurfaces; one and a half bowl stainless steel sink and drainer with tiled splashbacks;; ceramic tiled flooring; understairs storage cupboard; radiator.

Staircase to:-

FIRST FLOOR

Window to rear; hatch to loft space; doors to:-





BEDROOM TWO

11' 9" x 9' 9" (3.6m x 2.98m)

Window to rear; airing cupboard housing pressurised water system; radiator.

BEDROOM ONE

13' 1" x 11' 11" (4m x 3.64m) (Maximum)

Dual aspect; radiator.

BATHROOM

8' 8" x 5' 11" (2.65m x 1.82m)

Obscure window to front; panel enclosed bath with electric shower over; part tiled walls; pedestal wash hand basin; low level w.c.; radiator.

OUTSIDE

The property is approached directly from the village road giving access to both the main entrance and the garage.

GARDEN

The garden is predominantly set to lawn with borders and a paved patio. There is also a substantial granite store shed with adjoining w.c. A pedestrian door gives access to the:-

SINGLE GARAGE

13' 1" x 8' 0" (4m x 2.46m)

Window to side; wall mounted oil fired boiler; power and light connected.



SERVICES

Mains electricity, mains water and drainage; oil fired central heating.

OUTGOINGS

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

VIEWINGS

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

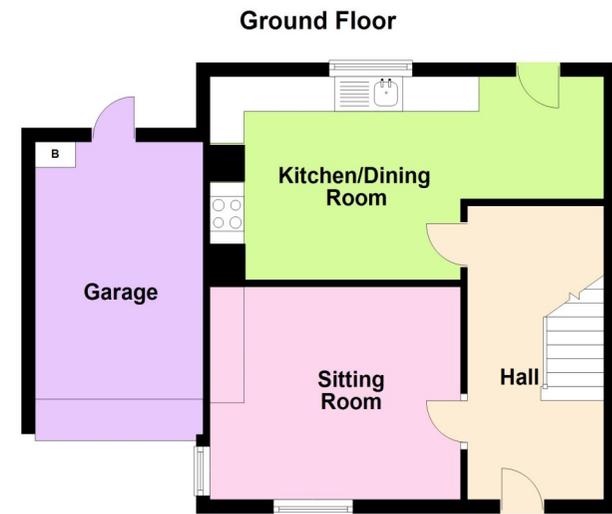
DIRECTIONS

From our offices in Okehampton proceed in an easterly direction following the signposts for South Zeal/Stickleplath/Chagford etc. Continue crossing over the A30 dual carriageway and proceed on into Sticklepath. On leaving the village proceed on an incline for approximately half a mile whereupon you turn left at Ford Cross. After approximately 300 yds at the Four Crossway turn right, descend down the hill into South Zeal passing the Oxenham Arms on the right hand side. The property can be located on the left after approximately 100 yards.



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UNIT 17 CHARTER PLACE · RED LION YARD
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