



mansbridgebalment

WHIDDON DOWN £195,000



2 Exeter Road, Whiddon Down, EX20 2QT

SITUATION AND DESCRIPTION

The property is situated in the heart of the popular Devon village of Whiddon Down offering convenient access to the Dartmoor National Park and the A30 road network. There are a small range of amenities including a popular public house, service station with convenience store and restaurant. The village is serviced by a regular bus route. There is a good community with regular events taking place at the nearby Village Hall. The ancient Stannary Town of Chagford lies approximately 5 miles away, the Market Town of Okehampton is approximately 7 miles to the west and the Cathedral City of Exeter is approximately 16 miles eastwards.

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 a bank and supermarkets, including Waitrose, 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 substantial semi-detached house, built by the Local Authority. As often the case with Local Authority properties, the property is well-built and occupies a generous plot, with large south facing rear garden and off- road parking to the front. There are some excellent views to both the front and rear towards the nearby and adjoining countryside.

The property is in need of some modernisation and improvement and offers the prospective buyer the chance to adapt the property to their liking. There is mains gas central heating and full double glazing.

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

ENTRANCE PORCH

Stairs to first floor landing; radiator; electric meter box; door to:

SITTING ROOM

13' 11" x 10' 4" (4.25m x 3.17 increasing to 4.1m (13'5"))

Window to rear with excellent views of surrounding countryside; tiled fireplace and gas fire; radiator; door to:

DINING ROOM

10' 10" x 9' 4" (3.31m x 2.86m)

A dual aspect room with windows to front and side; brick fireplace (not in use); telephone point; radiator; understairs cupboard with window and shelving; doors to:





KITCHEN

6' 3" x 5' 11" (1.92m x 1.82m)

Window to rear; radiator; floor mounted kitchen units with roll top work surface; stainless steel sink and drainer; gas boiler.

REAR PORCH

2' 11" x 3' 2" (0.89m x 0.97m)

Door to side accessing garden; door to store room; door to:

CLOAKROOM

6' 0" x 3' 0" (1.83m x 0.92m)

Obscure window to rear and low level w.c.

FIRST FLOOR

LANDING

Window to front with good views; hatch to loft space; mains smoke alarm; doors to:



BEDROOM ONE

13' 11" x 11' 8" (4.25m x 3.56 (max)m)

Window to rear with excellent views over surrounding countryside; original fireplace (not in use); radiator; picture rail; double-doored airing cupboard with radiator and shelving; door to store with window; hanging space and shelving.

BEDROOM TWO

11' 0" x 9' 8" (3.37m x 2.95m)

A dual aspect window to side and rear with excellent views of surrounding countryside; radiator; picture rail.

BATHROOM

7' 6" x 7' 4" (2.3m x 2.25m)

Obscure window to front; low level w.c; pedestal wash hand basin; part tiled splashback; panel enclosed bath with part-tiled splashback; external fan; radiator; picture rail.

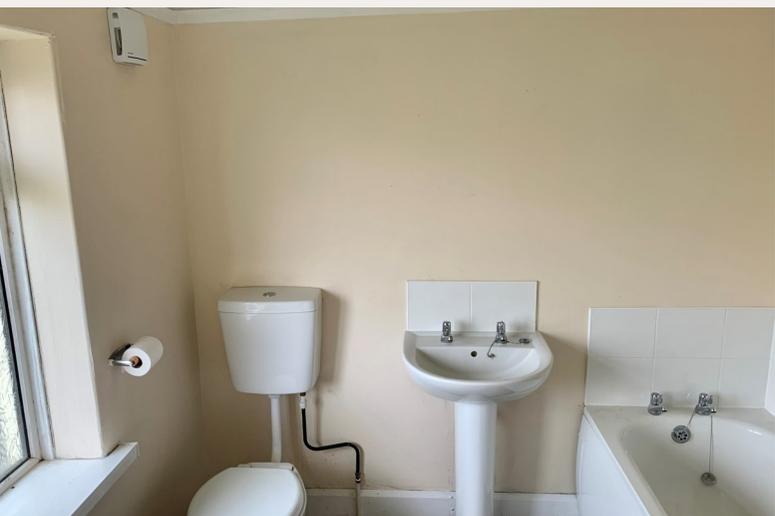
OUTSIDE

FRONT

To the front is off-road parking for two cars The remainder of the front garden is laid to lawn and could be utilised to further off-road parking if needed.

REAR

To the rear is a large, south-facing, enclosed rear garden laid to lawn, bordering open countryside with excellent views. Corrugated metal store at bottom of garden.



SERVICES

Mains electricity, mains drainage, mains water and mains gas 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

For SAT NAV use, please use the property postcode EX20 2QT.

Leave the A30 at the Whiddon Down junction. Proceed for a quarter of a mile, whereupon the property will be found on the left-hand side, just before the village hall, identified by a Mansbridge Balment For Sale Board.

UNIT 17 CHARTER PLACE · RED LION YARD
 OKEHAMPTON · DEVON · EX20 1HN
 Tel: 01837 52371
 E: okehampton@mansbridgebalment.co.uk



FLOOR PLAN DISCLAIMER These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright © Mansbridge Balment 2019
 Plan produced using PlanUp.

TAVISTOCK · YELVERTON · BERE PENINSULA · OKEHAMPTON
 · LONDON MAYFAIR

Mansbridge Balment for themselves and for the sellers/landlords of this property whose agents they are give notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Mansbridge Balment has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.