



mansbridgebalment

STICKLEPATH O.I.E.O £275,000



# 10 Oaktree Park, Sticklepath, EX20 2NB

## SITUATION AND DESCRIPTION

This fine property is situated in a popular residential cul-de-sac within the sought-after Dartmoor village of Sticklepath.

Sticklepath is a sought-after Dartmoor National Park village lying approximately three miles east of Okehampton with a good range of local facilities including Stores and two Public Houses. There is a regular local bus service and the well renowned South Tawton Primary School is only one mile away. Exeter lies approximately 18 miles east while Okehampton lies approximately 4.5 miles to the west. Although the postal address is Sticklepath the property is in the parish of Belstone.

A spacious semi-detached house, presented in good order, both internally and externally, situated in a level position, with accommodation comprising: canopied front entrance door, with storage cupboard to side; hallway, with stairs leading to first floor; lounge/dining room with stone-built fireplace and Park Ray stove; kitchen; a recently added and spacious sunroom, with double doors leading to, and a pleasant aspect over the rear garden. There is also an internal door giving access to the garage. To the first floor is a landing, three bedrooms and a modern family bathroom. There is full double glazing and modern electric heating, via Fischer radiators.

To the front of the property is a level, lawned garden with hedge borders with a tarmac driveway, providing off-road parking, and leading to an attached single garage, with power and lighting connected.

To the rear is a pleasant, level, enclosed garden, predominantly laid to lawn with a decked seating area, adjoining the sun room, with hedge borders, giving a good deal of privacy of seclusion.

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

### GROUND FLOOR

#### ENTRANCE HALL

#### LIVING/DINING ROOM

23' 4 (max)" x 12' 2 (max)" (7.11m x 3.71m)

#### KITCHEN

10' 7 (max)" x 6' 6 (max)" (3.23m x 1.98m)

#### SUN ROOM

14' 0" x 9' 1" (4.27m x 2.77m)

#### GARAGE

17' 4" x 8' 2" (5.28m x 2.49m)

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

12' 6 (max)" x 9' 5" (3.81m x 2.87m)

#### BEDROOM TWO

10' 7 (max)" x 9' 5 (max)" (3.23m x 2.87m)

#### BEDROOM THREE

9' 4" x 5' 9" (2.84m x 1.75m)

#### BATHROOM

7' 8" x 5' 8" (2.36m x 1.75m)

### SERVICES

Mains electricity, mains drainage, mains water.

### OUTGOINGS

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

### VIEWINGS

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

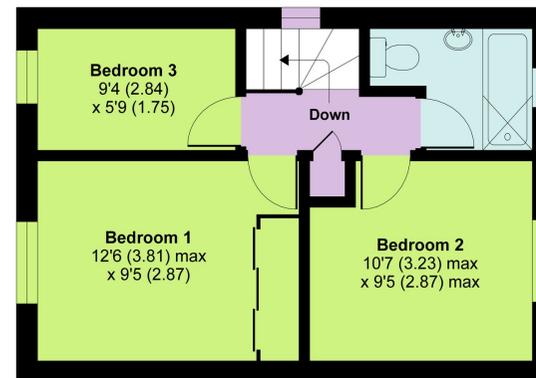
### DIRECTIONS

For SAT NAV please use the property postcode: EX20 2NB.

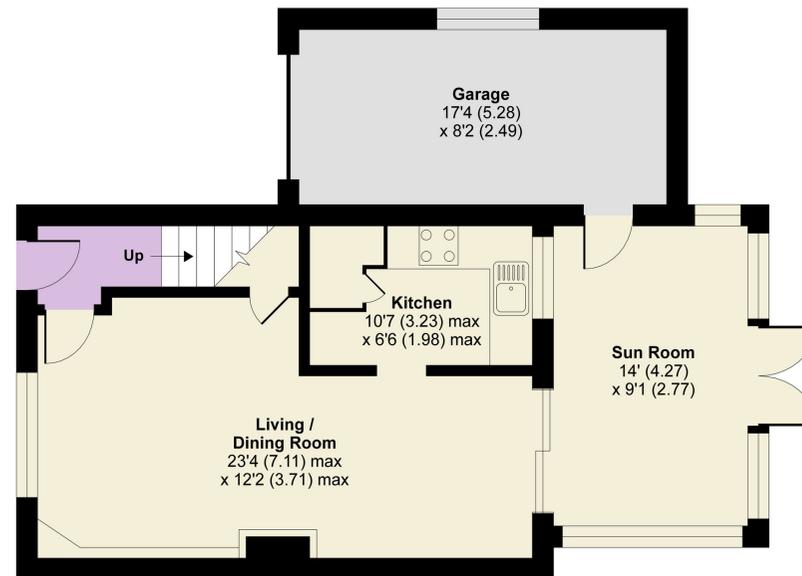
From our offices in Okehampton, leave the town in an easterly direction, via East Street and Exeter Road, Continue over the A30 dual carriageway, following the signs for Sticklepath. Upon entering the village, you will pass the Taw River public house on your left hand side. Take the second turning left in to Oaktree Park, and then take the first turning on the right, 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 \*



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Mansbridge Balment. REF: 759301

UNIT 17 CHARTER PLACE · RED LION YARD  
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\* PL19, PL20, EX20