



mansbridgebalment

OKEHAMPTON

O.I.E.O £340,000



PINELANDS

33 Leeze Park, Okehampton, EX20 1EE

A very generously proportioned detached bungalow on sought after residential development.

3 Bedrooms

Garage and Parking

Walk to Town

Easy Access to Dartmoor

Offers in Excess of £340,000



**Unit 17 Charter Place,
Red Lion Yard,
Okehampton,
Devon,
EX20 1HN**

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

Situated on a very desirable residential development, within close proximity to Dartmoor, the town centre and amenities.

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, post office 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.

An attractive detached three bedroom bungalow, set within a corner plot with a pleasant leafy outlook.

The accommodation comprises, entrance hall; light and spacious double aspect living room with feature fireplace; kitchen diner with solid wood fitted units, pantry cupboard and dual aspect windows; 3 good sized bedrooms; shower room; bathroom; cellar with plumbing for washing machine etc; single garage and off road parking; wrap-around low maintenance garden that is nicely enclosed with a good sized wooden shed. There is mains gas central heating and the property is double glazed.

The property is available 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 DOOR

HALLWAY

LIVING ROOM

21' 3 (max)" x 18' 3 (max)" (6.48m x 5.56m)

KITCHEN/DINING ROOM

18' 3" x 10' 6" (5.56m x 3.2m)

REAR HALLWAY

10' 5" x 2' 10" (3.18m x 0.88m)

SHOWER ROOM

7' 8" x 3' 0" (2.34m x 0.92m)

INNER HALLWAY

8' 2" x 3' 10" (2.49m x 1.17m)

BEDROOM ONE

14' 0" x 10' 9" (4.27m x 3.28m)

BEDROOM TWO

14' 0 (max)" x 9' 9 (max)" (4.27m x 2.97m)

BEDROOM THREE

9' 10" x 8' 2" (3m x 2.49m)

BATHROOM

9' 9" x 5' 10" (2.99m x 1.79m)

CELLAR

6' 0" x 32' 3" (1.84m x 9.85m)

GARAGE

15' 5" x 8' 9" (4.7m x 2.67m)

SERVICES

Mains electricity, gas, water & drainage.

OUTGOINGS

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

VIEWING

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

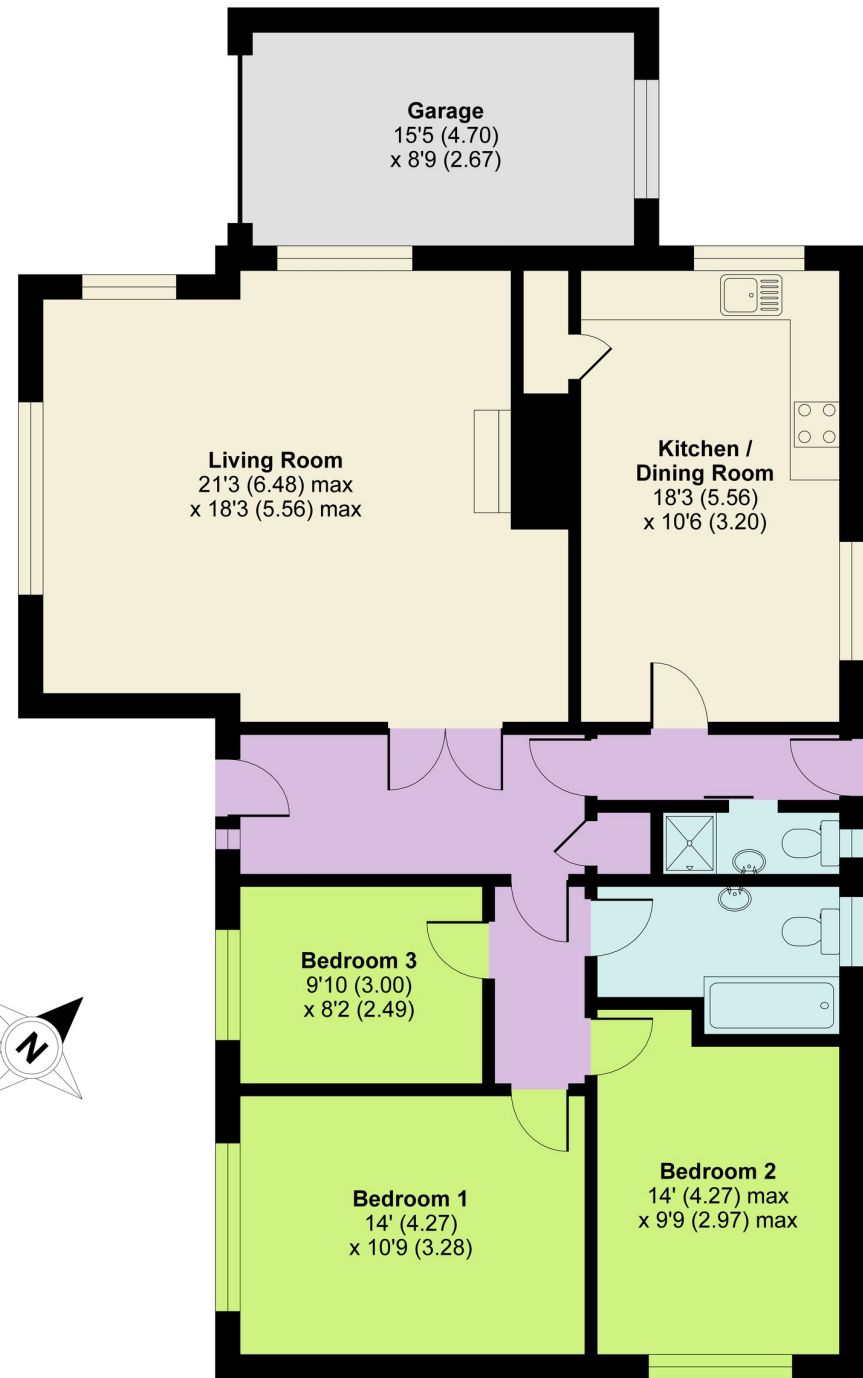
DIRECTIONS

From the centre of Okehampton, turn in to George Street, between the White Hart Hotel and the former Nat West Bank building. Take the third turning right into Station Road and proceed for approximately 600 metres, taking the first turning right into Leeze Park. At the T-junction, turn left and proceed for a short distance, whereupon the property will be found on the right hand side, identified by a Mansbridge Balment for sale board.

EPC Rating 37 Band F

O1338





GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Mansbridge Balmont. REF: 747150

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MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



UNIT 17 CHARTER PLACE · RED LION YARD
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TAVISTOCK · YELVERTON · BERE PENINSULA
· OKEHAMPTON · LONDON MAYFAIR

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*** PL19, PL20, EX20**