



O Brook, Manaton - TQ13 9UA

£595,000 Freehold

This well presented Detached, Three Bedroom Bungalow is ideally situated in the popular village of Manaton. Stunning Countryside Views and Dartmoor on your doorstep.


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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 5.36m x 3.50m (17'7" x 11'6")

Dining Room: 3.40m x 2.66m (11'2" x 8'9")

Kitchen: 4.30m x 2.80m (14'1" x 9'2")

Utility Area: 2.32m x 1.90m (7'7" x 6'3")

Bedroom: 3.56m x 3.16m (11'8" x 10'4")

Bedroom: 3.40m x 3.07m (11'2" x 10'1")

Bedroom: 3.38m x 2.36m (11'1" x 7'9")

Dressing Room: 1.73m x 1.28m (5'8" x 4'2")

USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: E (£2712.11 P.A. 2023/24)

EPC Rating: D

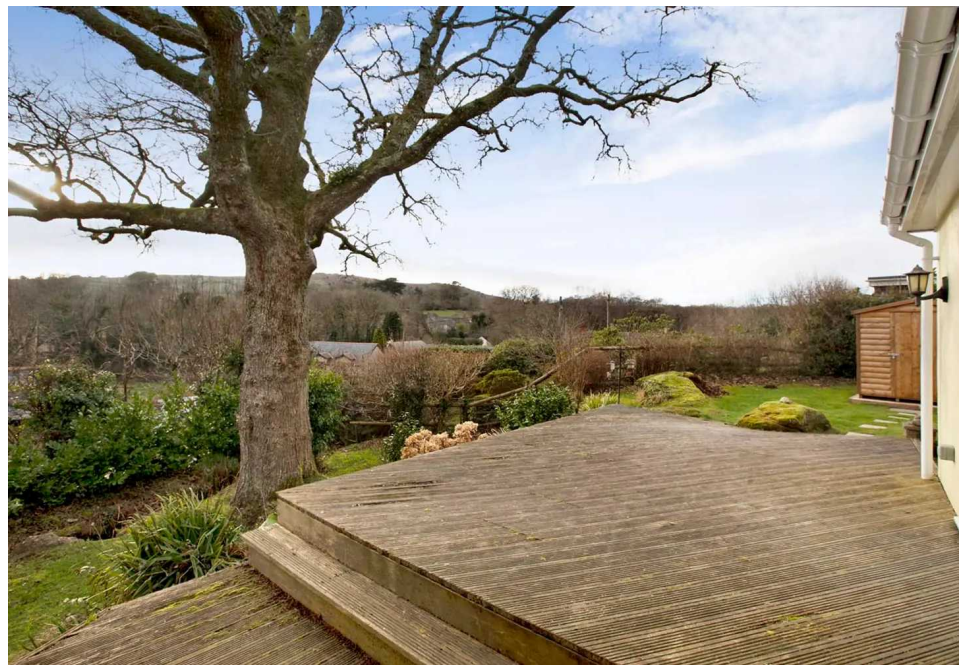
Local Authority: Teignbridge District Council

Services: Mains electricity, mains water and drainage.

Heating: Oil Fired boiler. New, Bunded Oil Tank in garden.

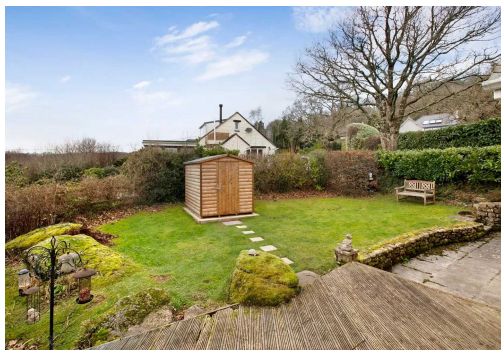
SELLERS INSIGHT:

"When we first viewed O Brook, we were impressed by the surrounding countryside and the views from the property. From the rear garden the view is of Hayne Down and the Tors. Further views of Black Hill and surrounding countryside can be seen from the front garden. The garden is very quirky with a leat running along the bottom, and a bridge going over, leading to an extra parking space, and a short-cut to the Kestor Inn!"



STEP OUTSIDE:

Outside the property offers a good sized driveway, providing parking for two vehicles plus a small private footbridge leading to a further generous sized, allocated parking space. There is also a useful and spacious storage area under the property which also houses the oil fired boiler, plus a further wooden, garden shed. The attractive moorland garden, offers several lawned areas and a babbling brook along the edge of the garden. The garden is well stocked with a variety of bushes and shrubs and enjoys wonderful far reaching countryside views including several Dartmoor Tors. There is also a spacious decked area (would benefit from some TLC) offering al fresco dining and a perfect spot to take in the beautiful surroundings.



LOCATION:

Manaton is a popular and picturesque Dartmoor village with a great sense of community. It is around a 10-minute drive to Bovey Tracey which is the closest town where you'll find all the amenities you could need. It is also home to the Devon Guild of Craftsmen and the National Trust Parke – with its woodland and river walks and popular café/restaurant. Manaton is also very accessible as it takes just 10 minutes or so to get to the A38. From there Exeter is around 20 minutes and Plymouth around 35 minutes.



STEP INSIDE:

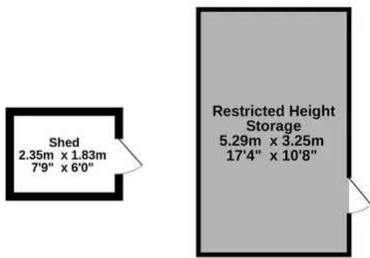
A few steps lead up to an open entrance porch handy for removing coats and boots before entering through the front door. The hallway leads through to the kitchen in front of you with a built in dishwasher, electric oven and induction hob with an extractor hood over. There are plenty of storage cupboards, including an island unit in the centre. This also has a couple of steps up to a utility area which has a second sink and space for a washing machine and fridge/freezer. There is also a door which provides access to the rear of the property.

Both the sitting room and the dining room have large windows to take in the stunning countryside views with doors out to the garden and decked area. The sitting room has a couple of steps up to it and also has a fireplace & chimney, ready to add a wood burner or open fire depending what any new owner prefers to do. The master bedroom has an en-suite shower room and dressing room, the other two bedrooms also boast en-suites, one with a bath with shower over, the other with a shower cubicle, both with fitted wardrobes. There is a further separate WC for guests to use.

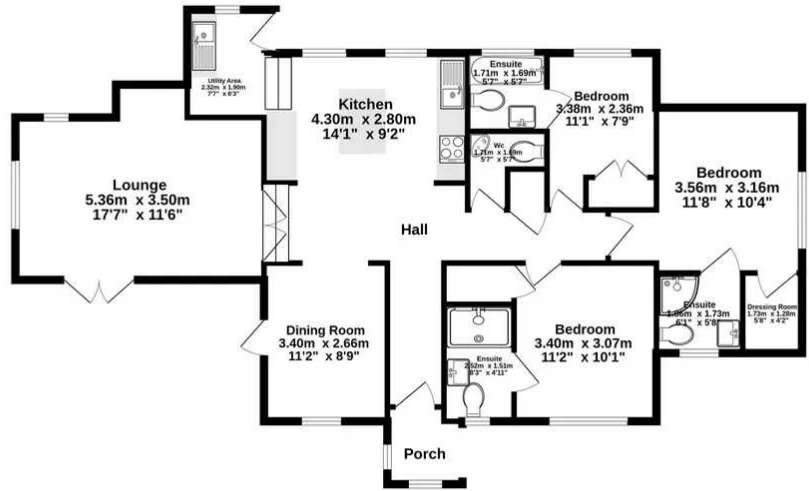
The access to the loft in hallway has a large hatch with a pull down loft ladder and light connected. This attic space lends itself to conversion (subject to relevant building regs and planning permissions) should this be required. It already has a Velux window in place and is fully insulated.



Outbuildings
4.3 sq.m. (46 sq.ft.) approx.



Ground Floor
109.9 sq.m. (1182 sq.ft.) approx.



TOTAL FLOOR AREA : 114.2 sq.m. (1229 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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