47 Station Road, Okehampton, Devon EX20 1EA £220,000

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SITUATION
This fine property is situated in Station Road, which is widely known and regarded as one of the best places to live in Okehampton town. Its location offers convenient access to all of the town's amenities and also open countryside, the Graniteway Cycle Track and the Dartmoor National Park.

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 several banks and supermarkets as well as many interesting locally owned shops. Primary and secondary education is well catered for in local schools with Okehampton College achieving an excellent Ofsted report in all areas. 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.

DESCRIPTION
An impressive Edwardian end of terrace house believed to have been built in 1912 and is of brick and stone construction. The property retains many original character features and the spacious accommodation briefly comprises hallway; a large lounge/dining room with bay window to front and two feature fireplaces (formerly two rooms) and stripped timber flooring; a spacious kitchen/breakfast room with matching fitted kitchen and integrated double electric oven and inset electric ceramic hob; utility room/rear porch with door to garden. To the first floor are three bedrooms and a family bathroom and to the second floor is a large attic room currently used as a fourth bedroom with eaves storage to both sides. The property benefits from mains gas central heating which is fired by a modern Worcester combi-boiler. The property benefits also from double glazing to all external windows and doors. There is a lawned front garden with a small number of steps leading to the front entrance door with a mature laurel hedge giving a good degree of privacy and seclusion. There is a pleasant enclosed rear garden on two levels with an elevated decked area where one can enjoy a sunny aspect and some good views towards the surrounding countryside. We are delighted to be appointed as Sole Agents for the sale of this property and viewing is highly recommended.

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:

PVCu front entrance door leading to:

HALLWAY
Original ornate wooden archways; exposed timber flooring; staircase to first floor landing; picture rail; radiator; hanging space for coats; central heating and hot water timer controls. Doors to:

LOUNGE/ DINING ROOM
24' 11" (excl. bay) x 11' 6" (7.61m x 3.53m)
Bay window to front and sash window to rear; two radiators; exposed stripped timber flooring; matching timber surround fireplaces with the living room fireplace having an inset gas fire and the dining room fireplace currently not in use but could be reinstated; picture rails and two ceiling roses; LED spotlight lighting.

KITCHEN/ BREAKFAST ROOM
17' 11" x 11' 1" (5.47m x 3.39m)
Window and skylight to rear; door to utility room; a matching range of wall and floor mounted kitchen units with rolltop work surfaces and part tiled splashbacks; stainless steel sink and drainer unit; inset electric ceramic hob; integrated double electric oven and grill; tile effect vinyl flooring; wall mounted Worcester combi-boiler (approx. 3 years old and serviced annually); space for dining table and chairs. Door to:

UTILITY ROOM/PORCH
9' 8" x 7' 1" (2.96m x 2.16m)
Window and door to rear; vinyl flooring; appliance space and plumbing for washing machine/ tumble drier with work surface over.

FIRST FLOOR
LANDING
Wooden flooring; staircase to second floor landing. Doors to:

BEDROOM ONE
11' 8" (exc.bay) x 11' 7" (3.58m x 3.54m)
Bay window to front; picture rail; radiator; telephone point.

BEDROOM TWO
12' 9" x 12' 2" (3.89m x 3.72m)
Window to rear; radiator; picture rail; TV point; original cast iron Victorian-style ornamental fireplace.

BEDROOM THREE
7' 6" x 6' 5" (2.31m x 1.97m)
Window to front; radiator; picture rail.
BATHROOM
7' 4" x 5' 10" (2.26m x 1.78m)
Patterned glazed window to rear; low level WC; pedestal wash hand basin with part tiled splashback; panel enclosed bath with mains shower fitted over; extensively tiled walls; tile effect vinyl flooring; heated towel rail; built-in storage units; spotlight lighting.

SECOND FLOOR
LANDING
Skylight to rear; half door and full size door both giving access to eaves storage with lighting connected; hatch to loft space. Door to:

BEDROOM FOUR
12' 1" x 11' 2" (3.69m x 3.41m)
Velux window to rear with part rural views; stripped timber flooring; hatch to loft space; radiator.

OUTSIDE
FRONT
An area of front garden laid to lawn with central stepped pathway to front entrance door; a mature laurel hedge gives the property a good degree of privacy and seclusion from the highway.

REAR GARDEN
A pleasant enclosed rear garden arranged over two levels with steps leading up to an area of flowerbeds with a variety of plants and shrubs and a pleasant timber decked seating area. From here there are pleasant views towards the surrounding countryside.

TIMBER STORE SHED.

SERVICES

OUTGOINGS
We understand this property is in band C for Council Tax purposes (by verbal enquiry with West Devon Borough Council).

DIRECTIONS
From the centre of Okehampton turn into George Street between the White Hart Hotel and the Nat.West Bank and continue for approximately 400 metres taking the third turning right into Station Road. Continue up the hill for approximately 300 metres where the property will be found on your left hand side.

ENERGY PERFORMANCE RATING: 65 Band D
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