



  
mansbridgebalment

PRINCETOWN

£225,000



## 1 The Old Chapel, Two Bridges Road, Princetown PL20 6QS

### SITUATION AND DESCRIPTION

A contemporary and newly converted former chapel, located in a historic Dartmoor village, capturing all of the original external elegance of this historic building while merging all the elements of modern living. There are three properties in total in the development which has been filmed for Homes Under The Hammer.

This individual property offers excellent insulation measures, underfloor heating for all the rooms, which can be zonal controlled, fuelled by a mains gas boiler. There are also beautiful bespoke aluminium double glazed windows and entrance doors adding to the stylish finish. All carpets are newly fitted. We understand from the developer that the property comes with a structural warranty.

The accommodation comprises a sizeable and private entrance hall with two entrance doors, three bedrooms, ensuite and bathroom to the ground floor. The main living space spans the first floor, benefiting from large vertical windows allowing light to pour into the room adding to the appeal. This area is open plan with high vaulted ceiling and consists of a central staircase separating the living area from the dining and kitchen space. The kitchen is from Howdens with soft closing high white gloss doors and integral fridge and freezer.

The property offers some outside space in the surrounding courtyard with low maintenance stone chippings and the original granite stone wall with wrought iron railings. Although there is no off road parking there is ample on street parking surrounding the chapel.

### 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:

Courtyard leads to entrance door and into:

#### **PORCH**

10' 3" x 4' 8" (3.12m x 1.42m)

Radiator; window to front; step up to:

#### **HALLWAY**

14' x 9' 8" (4.27m x 2.95m)

Central staircase to living area; underfloor heating; storage cupboard; doors off:

#### **BEDROOM ONE**

11' x 9' 10" (3.35m x 3m)

Dual aspect deep sill windows; underfloor heating; opening to:





#### **DRESSING AREA**

3' 10" x 7' 6" (1.17m x 2.29m)  
Underfloor heating; door to:

#### **ENSUITE**

9' x 5' 9" (2.74m x 1.75m)  
Deep sill window; panelled bath with shower screen and shower over; pedestal wash handbasin; wall mirror and glass shelf; low level WC; underfloor heating; heated towel rail.

#### **BEDROOM TWO**

11' x 9' 10" (3.35m x 3m)  
Dual aspect deep sill windows to front and side; underfloor heating.

#### **BEDROOM THREE**

11' x 9' 10" (3.35m x 3m)  
Deep sill window to side; underfloor heating; built-in cupboard.

#### **BATHROOM**

11' 7" x 5' 9" (3.53m x 1.75m)  
Panelled bath with shower screen and shower over; pedestal wash handbasin; wall mirror; low level WC; underfloor heating; heated towel rail.

#### **FIRST FLOOR:**

#### **OPEN PLAN LIVING/DINING/KITCHEN:**

32' 6" x 20' (9.91m x 6.1m) maximum

#### **LIVING AREA**

20' x 13' 4" (6.1m x 4.06m)  
Vaulted ceiling; double glazed feature windows; underfloor heating.

#### **KITCHEN/DINING AREA**

20' x 13' 4" (6.1m x 4.06m)  
Vaulted ceiling; double glazed feature windows; high gloss white kitchen units and worktops with integral fridge and freezer; space for cooker and washing machine; wall mounted Intergas boiler; loft access; radiator under main windows.

#### **SERVICES**

Mains electricity, mains gas, mains water and mains drainage.

#### **OUTGOINGS**

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

#### **VIEWING**

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

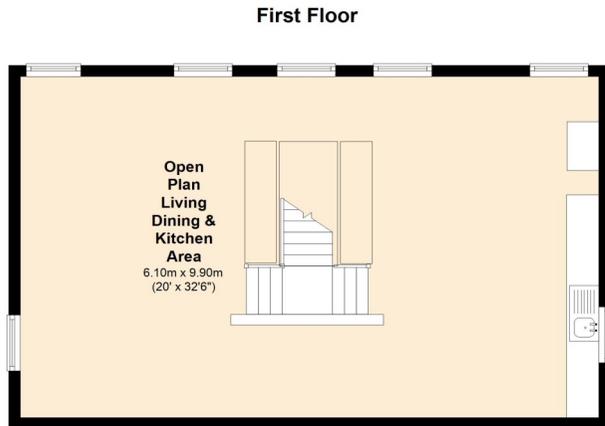
#### **DIRECTIONS**

From our Yelverton Office proceed to Princetown on the B3212 over the moors. Upon reaching the village go straight ahead at the mini roundabout onto Two Bridges Road. The Old Chapel will be found on the right after a short distance marked with our 'for sale' sign.



# More homes sold in PL19 & PL20 in 2016 \*

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EPC RATING 77 BAND C

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Y4140



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\* Source Rightmove