



mansbridgebalment

PRINCETOWN

£175,000



3 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, two bedrooms and bathroom. There is also a rear shared hall with the middle property which allows access out to a path on the northern elevation. The main open living space spans the first floor and comprises a living area and a kitchen dining space.

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 into:

HALL

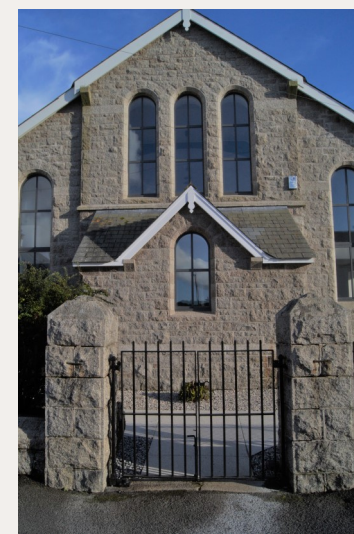
17' 10" x 4' 6" (5.44m x 1.37m)

Stairs to first floor living area; door to access corridor which leads out to other side passage; underfloor heating; doors off:

BEDROOM ONE

9' 5" x 12' (2.87m x 3.66m)

Deep sill window to side; underfloor heating.





BEDROOM TWO

10' 10" x 8' 7" (3.3m x 2.62m)

Deep sill window to side; underfloor heating; built-in understairs cupboard with underfloor heating controls and light.

BATHROOM

6' x 6' (1.83m x 1.83m)

Corner bath with shower over; low level WC; pedestal wash handbasin; heated towel rail; underfloor heating.

FIRST FLOOR:

OPEN PLAN LIVING/KITCHEN/DINING ROOM:

32' 6" x 13' 4" (9.91m x 4.06m) maximum

LIVING AREA

13' 4" x 10' 10" (4.06m x 3.3m)

Window to side; underfloor heating.

KITCHEN/DINING AREA

18' 5" x 13' 4" (5.61m x 4.06m)

Deep sill window to side; high gloss white kitchen units and worktops; space for fridge and freezer; space for washing machine, tumble dryer and cooker; wall mounted Intergas boiler; loft access.



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

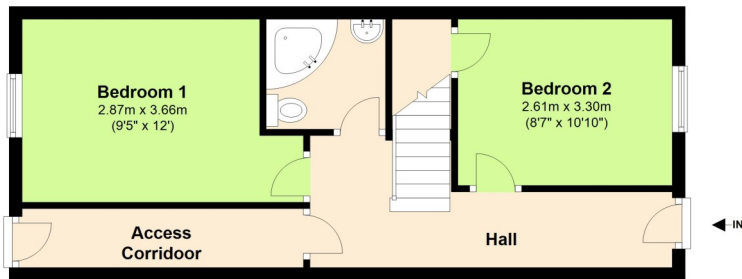
From our Yelverton Office proceed to Princetown on the B3212 over the moors. Upon reaching the village go straight ahead at the mini roundabout onto Two Bridges Road. The Old Chapel will be found on the right after a short distance marked with our 'for sale' sign.



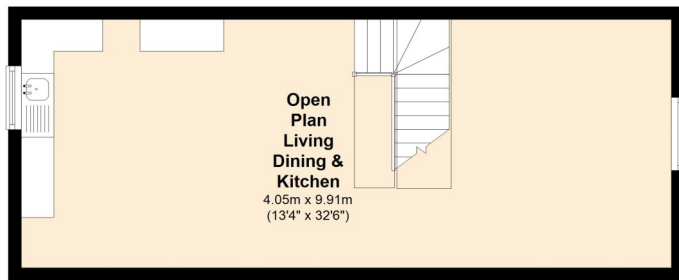
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Ground Floor



First Floor



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EPC RATING 77 BAND C

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* Source Rightmove