



# Sunnymead

Postbridge, Yelverton PL20 6TJ

RENDELLS

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Offers in Region Of £250,000

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**A rare opportunity to acquire a freehold bungalow in this Dartmoor location with opportunities to develop (subject to planning). Believed to have been built circa 1905 it has been in the same family's ownership ever since and comes to the market for the first time in its history. Offered with no upward chain.**

## **Situation:**

The property is located towards the eastern approach to Postbridge, a charming hamlet nestled within the sprawling landscapes of Dartmoor National Park between Princetown (5.6 miles away approx) and Moretonhampstead (8.7 miles approx). Renowned for its historic 13th century clapper bridge. Postbridge is a picturesque destination providing easy access to the surrounding moorland. Nearby attractions include Bellever Forest with its walking and cycling routes, the East Dart River. and the Bronze Age settlement at Grimspound. A shop can be found in the centre of the village and there is also a hotel and the famous Warren House Inn nearby, the highest pub in southern England.

## **Description:**

Sunnymead is an unlisted timber framed single storey structure believed to date back to circa 1905. Coming to the market for the first time it is located down a dead-end lane in a rural location on the edge of Postbridge with only a few neighbours. It's structure is in poor condition and in our opinion would benefit from being knocked down and rebuilt, subject to any necessary permissions.

## **Accommodation:**

To the front is a dilapidated porch providing access into the Living Room with a fireplace with door through into the main double bedroom (also with a fireplace) and hallway leading to the single bedroom and shower room. To the rear is a Kitchen overlooking the rear garden.

To the side is a useful Lean-to Store which provides access through to the rear garden.

There is a mixture of single and double glazed windows.

## **Outside:**

To the front and side is an area of overgrown parking adjacent to a corrugated metal Car port.

The garden lies to the rear and offers a good sized level area which is lawned with some mature trees and shrubs and borders neighbouring farmland. The garden offers some far reaching views up onto the wild moorland in the distance.





**Services:**

Mains electricity. Private water and drainage.  
Heating was via Radiators from the solid fuel Rayburn but it is presumed this is no longer working.

**Planning Authority:** Dartmoor National Park

**Council Tax:** Band A with West Devon Borough Council

**Energy Performance Certificate:** Exempt

**Tenure:** The property is freehold with vacant possession.

**Wayleaves, Rights & Easements:**

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**

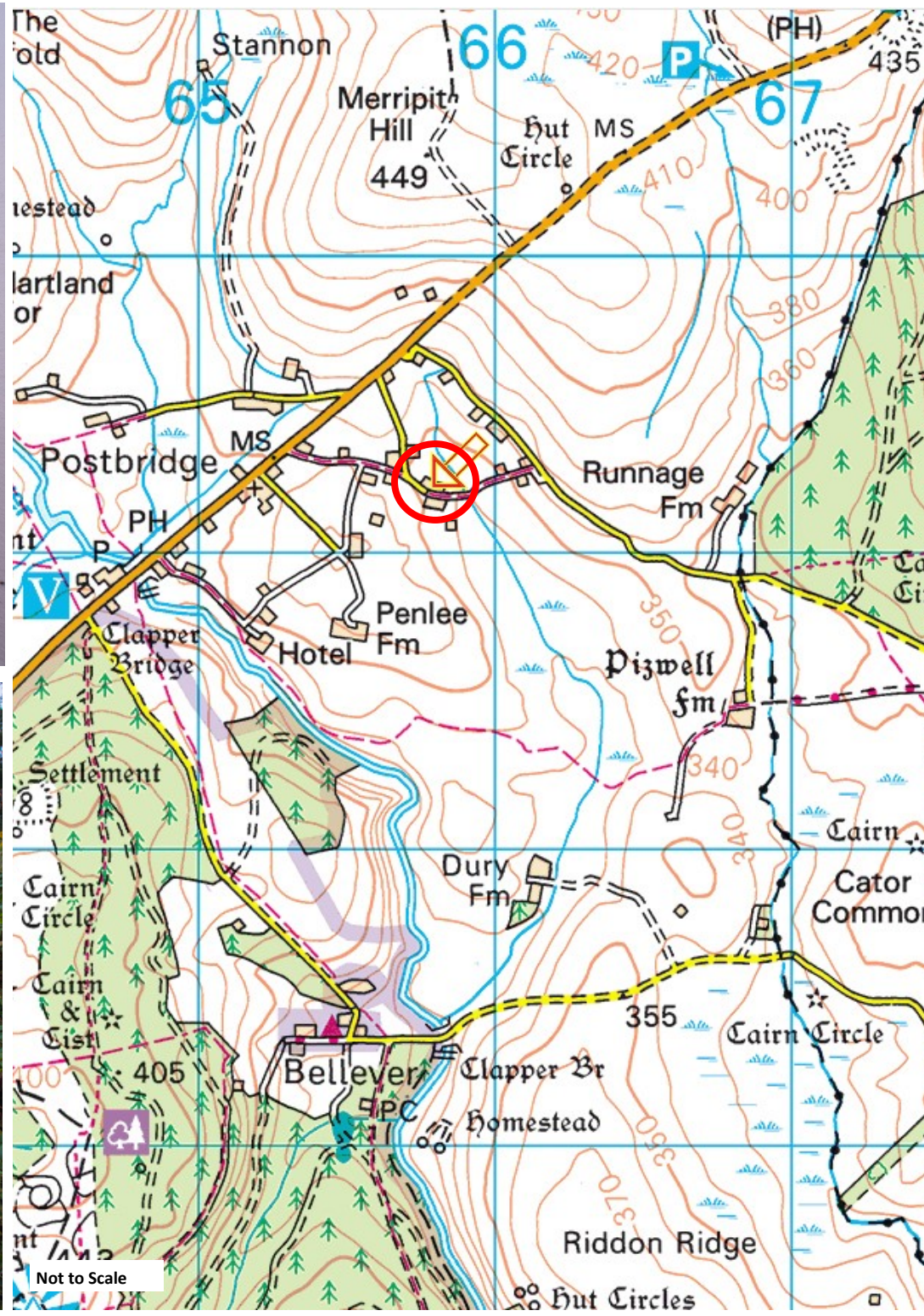
**Strictly by appointment only** through Rendells Estate Agents, Tel: 01647 432277.

**Directions:**

Approaching from Moretonhampstead on the B3212, pass the sign for Postbridge and go over the cattle grid. Take the immediate left turn onto a single track lane. The property will be found on the left hand side towards the end of the lane.

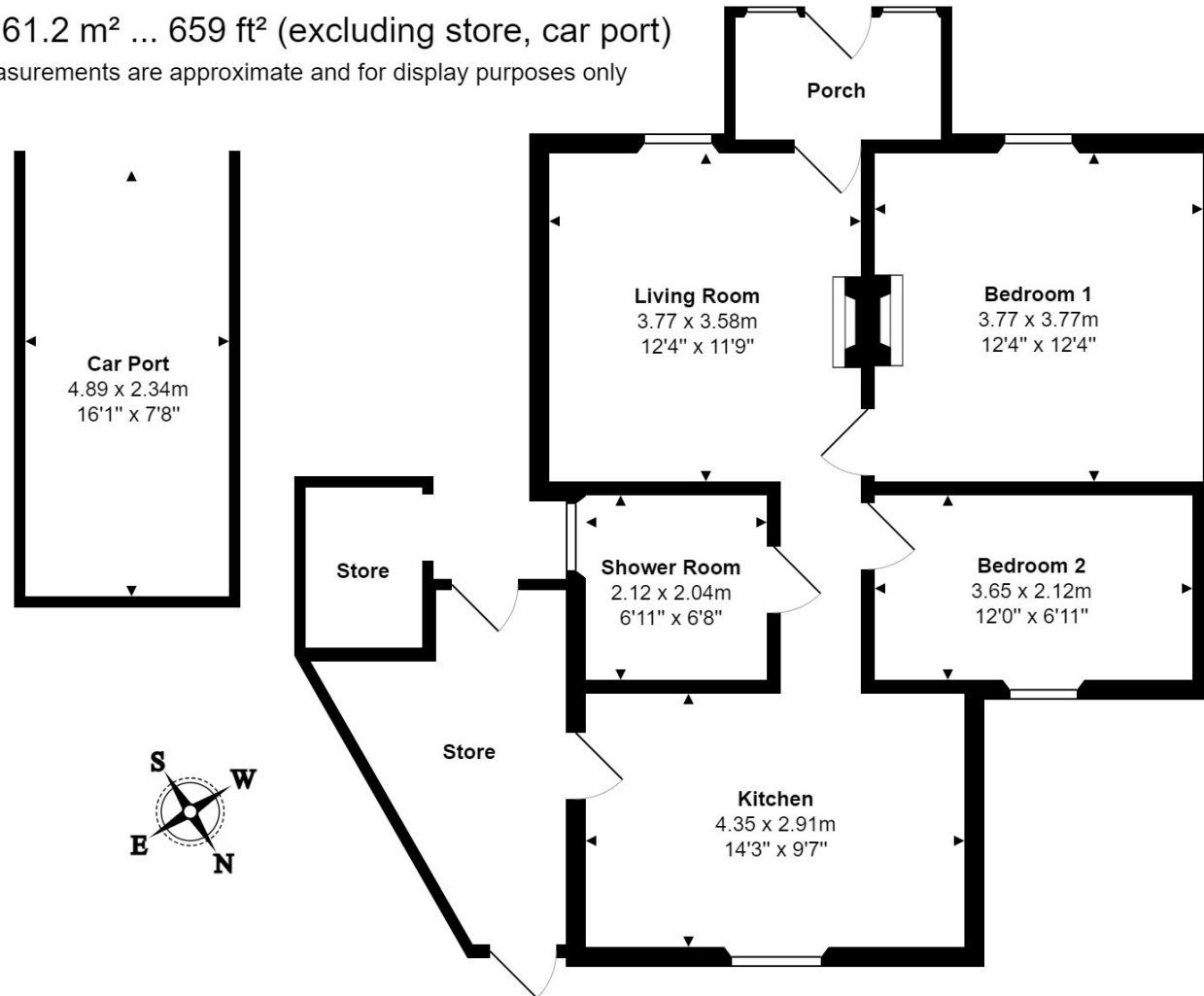
**What3Words location:** ///panoramic.racetrack.snores





Total Area: 61.2 m<sup>2</sup> ... 659 ft<sup>2</sup> (excluding store, car port)

All measurements are approximate and for display purposes only



**Consumer Protection from Unfair Trading Regulations 2008**

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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