



BRATTON CLOVELLY Substantial 4 Bedroom Period House, Bratton Clovelly

OFFERS OVER **£325,000**

 4 Bedrooms

 1 Bathroom

 3 Reception Rooms

 EPC Rating: E/D (40/56)

MILLER TOWN & COUNTRY
exp UK



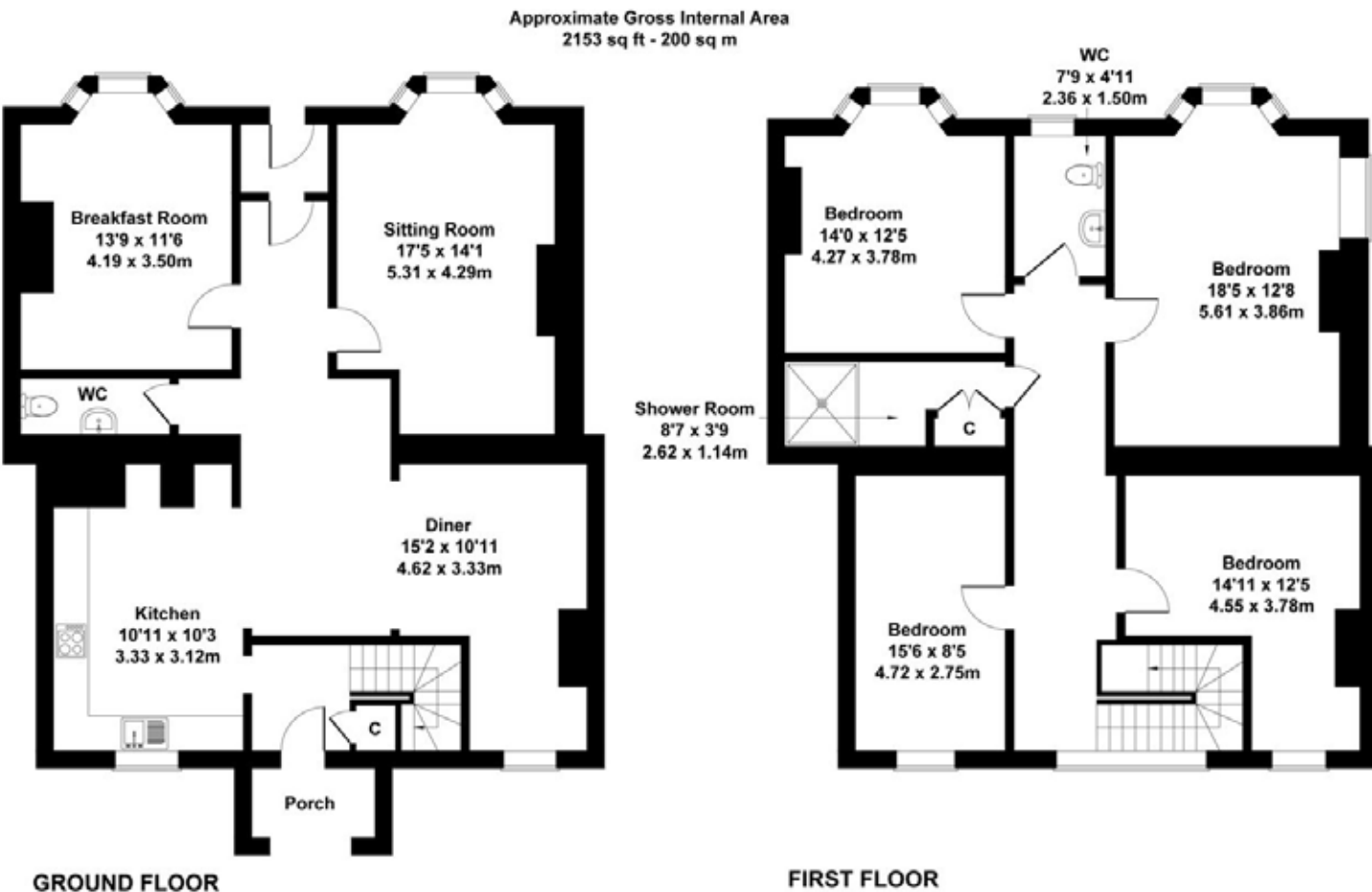
- » 4 Bedroom Semi-Detached House
- » Spacious and Well Proportioned Rooms
- » Large Garden
- » Impressive Views to Dartmoor
- » Decorative Finishing Touches Needed
- » In the Heart of a Sought After Village
- » Thriving Community with Popular Pub

The Property

This approximately 2,153 square foot, 4 bedroom, 3 reception room house presents an exciting opportunity for the new owner to put the finishing touches on a renovation. The current owners have installed a brand new central heating system and kitchen, and the primary outstanding works are floor coverings and some decoration. Once completed the property will make a lovely home for its new owners for years to come. The attractive Edwardian primary elevation is to the rear of the property and has double height bay windows common to this era, and the front of the property is of an older time period. The home is full of character with exposed stone walls and feature fireplaces, and when coupled with the bay windows and dual aspect rooms it feels spacious, light and bright. Add to this the large garden, long range views and desirable village location, and this property is a real standout. If you are in search of a substantial home in a highly desirable village location where you can tailor the styling to your taste, then look no further!

Outside

Large garden, primarily laid to lawn, with ornamental shrub borders and long range views of Dartmoor. On street parking available adjacent to the property.



For Illustrative Purposes Only.

Ground Floor

Reception 1 13'9" x 11'6"

Reception 2 17'5" x 14'1"

Reception 3 15'2" x 10'11" (L-shaped)

Kitchen 10'11" x 10'3"

WC

First Floor

Bedroom 1 18'5" x 12'8"

Bedroom 2 15'6" x 8'5"

Bedroom 3 14'11" x 12'5" (L-Shaped)

Bedroom 4 14'0" x 12'5"

Shower Room 8'7" x 3'9"

WC 7'9" x 4'11"

Location

Bratton Clovelly is a picturesque and popular village in the heart of the West Devon countryside. The village has a bustling local community, with historic public house, church and parish hall at the centre of activities. There is a respected local garage and Boasley Cross Primary School is just 5 minutes away. The town of Okehampton and the A30 corridor are a 15 minute drive away offering onward transport links.

Services: Mains electricity, water and drainage.

Oil-fired central heating

Council Tax Band: C **Tenure:** Freehold

Agents Note

The property was formerly 2 flats hence having 2 energy performance ratings.



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VIEWING:

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