



Manor Court South Brent TQ10 9RA

for sale offers in excess of
£230,000



Property Description

Located on the fringe of Dartmoor, in the highly desirable village of South Brent. The property is literally moments from the centre of the parish and its assortment of shops, cafes and pubs.

Impressively presented throughout. The accommodation comprises of entrance hallway, living room with wood burner, fitted kitchen, two bedrooms and shower room.

The property is double glazed, has an allocated parking space and an enclosed rear garden with a summer house. No onward chain.

Entrance Hallway

Upvc double glazed door into entrance hallway, door to understairs storage cupboard, glass panelled door to living room

Living Room

16' 8" x 10' 5" (5.08m x 3.17m)

Upvc double glazed window overlooking the rear garden, Upvc double glazed door opening onto the rear garden, oak flooring, electric radiator, woodburner, doorway to kitchen

Kitchen

13' x 5' 7" (3.96m x 1.70m)

Upvc double glazed window overlooking the front of the property, range of base and wall mounted storage cupboards with roll edge worktop. Composite one and half bowl sink and draining board with mixer tap over, tiled splashbacks. Zanussi ceramic hob with stainless steel chimney style extractor above. Beko double electric oven, Candy integrated automatic washing machine, integral slimline dishwasher, space for further electrical appliances, heated towel rail

Landing

Access to the loft, mounted electric heater

Bedroom One

10' x 9' 7" (3.05m x 2.92m)

Upvc double glazed window overlooking the rear garden, wall mounted electric radiator, triple wardrobe with mirror fronted doors, integral storage cupboard with double doors

Bedroom Two

11' x 7' 4" (3.35m x 2.24m)

Upvc double glazed window overlooking the front of the property

Shower Room

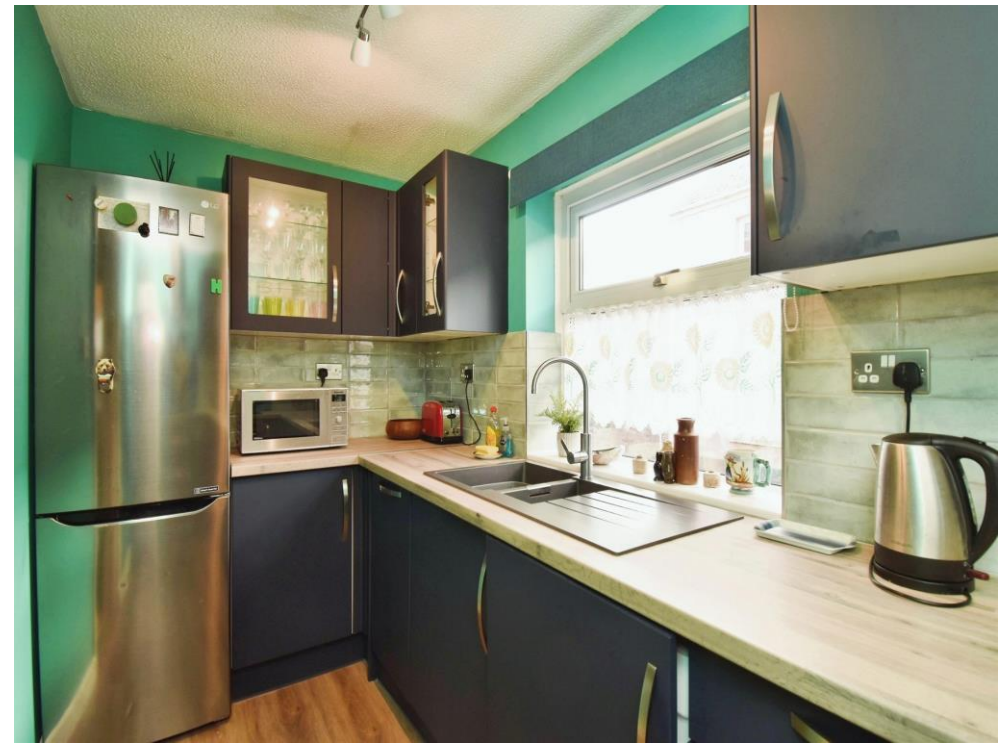
Double width shower tray with sliding doors, fully tiled around enclosure, Mira electric shower, wash hand basin, tiled splashback, low level wc, chrome heated towel rail, extractor fan

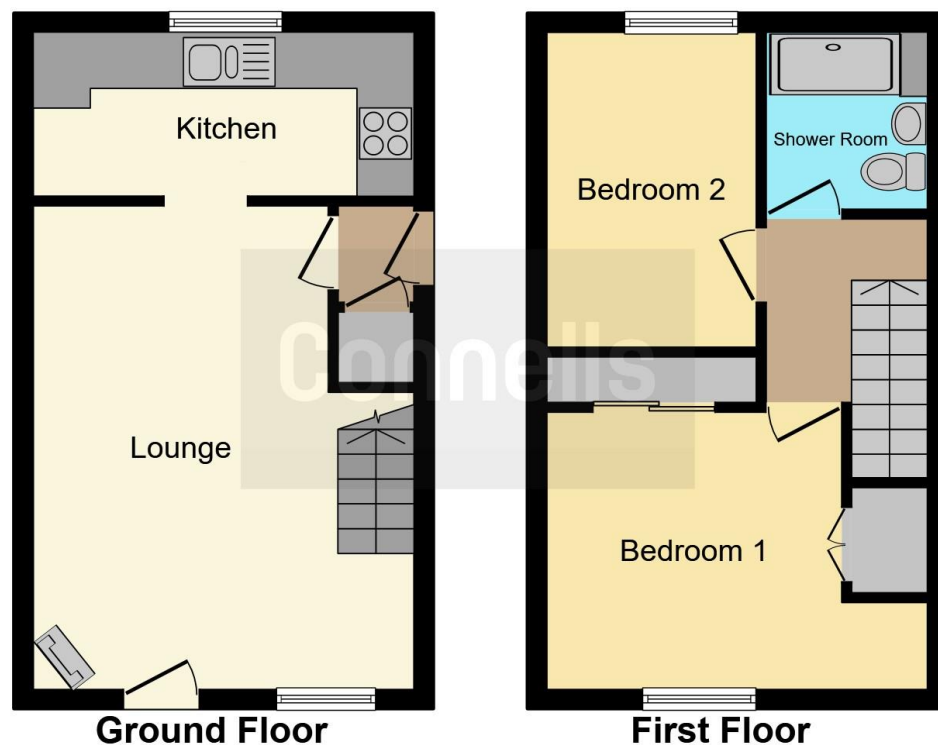
Outside

Allocated parking for one vehicle

Rear Garden

Fully enclosed rear garden, with side gate. Arranged over two levels, both of which are patios with well stocked border areas. Wooden summer house, outside tap, coach house light, covered storage area





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

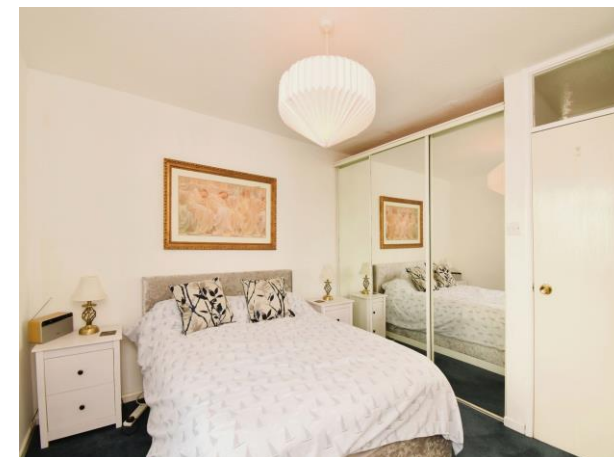
To view this property please contact Connells on

T 01752 345 135
E plympton@connells.co.uk

110 Ridgeway Plympton
 PLYMOUTH PL7 2HN

EPC Rating: D

view this property online connells.co.uk/Property/IVY306729



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: IVY306729 - 0003