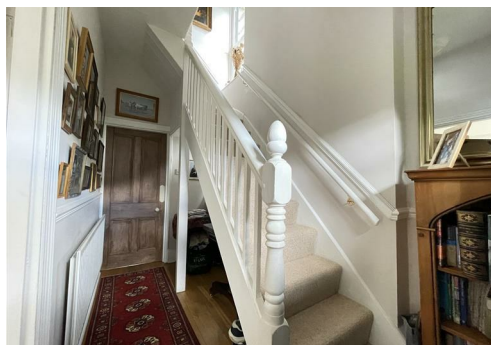




Tor View



A30 1.5 Miles, Okehampton 3.3 Miles,
Exeter 24 Miles

A charming semi-detached three bedroom property, situated in the heart of this increasingly desirable Dartmoor village.

- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Three Bedrooms
- Family Bathroom
- Enclosed Garden
- Dartmoor Village Location
- EPC Band F
- Council Tax Band B
- Freehold

Guide Price £440,000

SITUATION

The Dartmoor village of Belstone is a particularly unspoilt moorland community, which is well known for its local inn 'The Tors', together with its popular tea room and village cricket club. From Belstone there are some superb walks and out-riding onto paths and trails amongst the dramatic tors and hills of Dartmoor. A more comprehensive range of amenities can be found in the nearby town of Okehampton which has three supermarkets including a Waitrose, nationally and locally owned shops, modern hospital and leisure centre. There is schooling from infant to A-level standard, sports and leisure facilities including thriving rugby and football clubs as well as tennis, squash and bowls. The cathedral and university city of Exeter is easily accessible via the newly reopened Okehampton station or the A30 dual carriageway, and provides an extensive shopping centre, together with international airport, M5 motorway and mainline rail connections.

DESCRIPTION

A charming Victorian semi-detached family home, situated in the heart of this increasingly desirable Dartmoor village. In brief the property offers a ground floor with sitting room, a large kitchen/dining room, utility room and downstairs shower, while the upstairs offers three sizable bedrooms and a family bathroom with a number of the rooms retaining the properties features.

ACCOMMODATION

Via front door to ENTRANCE HALL: Doors to Sitting Room and Kitchen/Dining Room. Stairs to First Floor. Sash window to the side aspect. Space under stairs. SITTING ROOM: Bay window to the front aspect. Feature fire place. KITCHEN/DINING ROOM: Fitted kitchen with base, wall and drawer units, windows to the rear and side aspect. Feature stone fire place with wood

burning stove. UTILITY ROOM: Space for washing machine and fridge/freezer, doors leading to garden and SHOWER ROOM: Shower cubicle, sink and wc, window to the rear aspect. From the Hallway, stairs rise to first floor landing, doors to BEDROOM 3: Window to rear, radiator. BEDROOM 2: window to rear, radiator. BEDROOM 1: Bay window to the front aspect, radiator. BATHROOM: Bath, wash basin inset in vanity unit with storage under and wc, mirrored cupboard and shelving above. Window to the side.

OUTSIDE

From the Utility Room a door leads to an attractive enclosed rear garden with a paved patio area and lawned garden with access to the front of the property. To the rear of the property there are storage sheds, oil tank and an external boiler.

SERVICES

Mains water, electricity and drainage. This property benefits from a private oil supply powering the heating and hot water system. Local Authority - West Devon Borough Council. Council Tax Band - B

Broadband: Superfast believed to be available up to 80mbps (Ofcom), Mobile Coverage: Limited indoor and likely outdoor (Ofcom)

DIRECTIONS

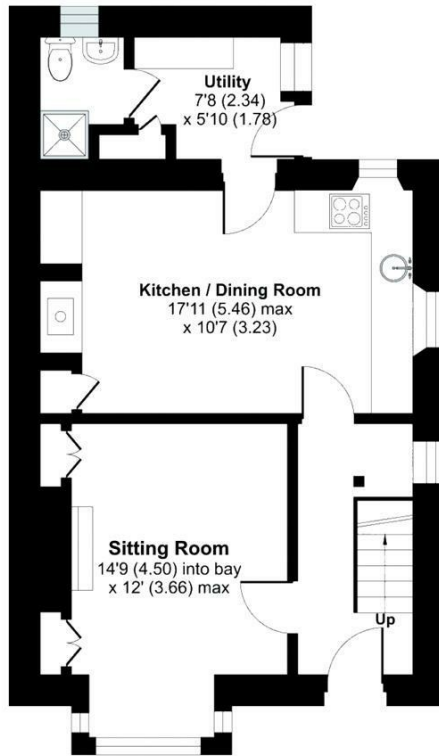
From Okehampton, proceed out of town in an easterly direction, up Exeter Road, Towards Sticklepath. Proceed over the dual carriageway and pass the White House services (BP) on the left hand side. After a short distance, at Tongue End, turn right signposted for Belstone. Stay on this road and continue on into the village, Passing the village hall on the right hand side, follow the road round to the right, and as the road it splits, bear left and continue around to the green and at the T-Junction, bear right, continue & the property will be found on the right hand side.



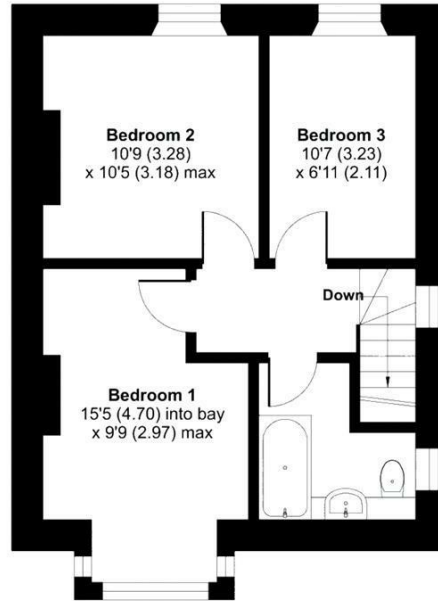
Belstone, Okehampton, Devon, EX20

Approximate Area = 946 sq ft / 87.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		35	
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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