



28 Fore Street



Okehampton 6 Miles. A30 2 Miles.

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## A charming two bedroom semi detached cottage with garden and garage/workshop.

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- Sitting Room
- Kitchen/Breakfast Room
- Two Bedrooms And Bathroom
- Double Glazing And Oil fired Central Heating
- Garden with Stream Border
- Garage/Workshop
- Village Location
- Freehold
- EPC Band D
- Council Tax Band C

Guide Price £265,000



### SITUATION

The property lies within the heart of the village of Bridestowe, a charming village on the northern fringes of the Dartmoor National Park. The village has a range of facilities including a Post Office/Store, popular public house The White Hart Inn, Primary School and modern village hall. The village is situated within easy reach of the Dartmoor National Park with its hundreds of square miles of unspoilt scenery and many opportunities for riding, walking and outdoor pursuits. The Granite Way runs close to the village providing access to miles of off road cycling and walking. The A30 dual carriageway is close by offering a direct link West into Cornwall and east to the Cathedral city of Exeter and with its M5 motorway, mainline rail and international air connections. The nearby town of Okehampton offers an excellent range of shops and services, three supermarkets including a Waitrose, together with schooling from infant to sixth form level and railway station.

### DESCRIPTION

Located within this favoured village, is this most attractive two bedroom semi-detached cottage, which benefits from double glazing and oil central heating. Attractively bordered on one side by a stream, a tributary of the River Lew, the cottage offers a pleasant rear garden and a useful garage/workshop. The accommodation offers an entrance hall with access to a cosy dual aspect sitting room with wood burning stove. Whilst at the rear is a light kitchen/breakfast room with French doors to the garden. The first floor serves two double bedrooms and a well fitted bathroom suite.

### ACCOMMODATION

Via double glazed door to ENTRANCE HALL: Stairs to first floor, tiled floor. Doors to SITTING ROOM: A cosy dual aspect room with windows to front and side. Radiator.

Feature stone fireplace with woodburning stove. serving back boiler, one radiator and hot water. KITCHEN/BREAKFAST ROOM: Range of modern wall and base cupboards with timber work surfaces over and inset sink and drainer. Space for electric cooker with extractor hood over. Space and plumbing for washing machine, slimline dishwasher and upright fridge/freezer. Tiled floor, window to side aspect overlooking the stream. French doors opening to the garden.

FIRST FLOOR LANDING: Access to loft space, doors to BEDROOM 1: Window to rear overlooking the garden to countryside beyond. Radiator. Loft access. BEDROOM 2: Window to front aspect. Built in wardrobe cupboards, also housing immersion tank. BATHROOM: Modern white suite comprising, freestanding bath with mains shower over and screen door, WC, pedestal wash basin. Opaque window to side.

### OUTSIDE

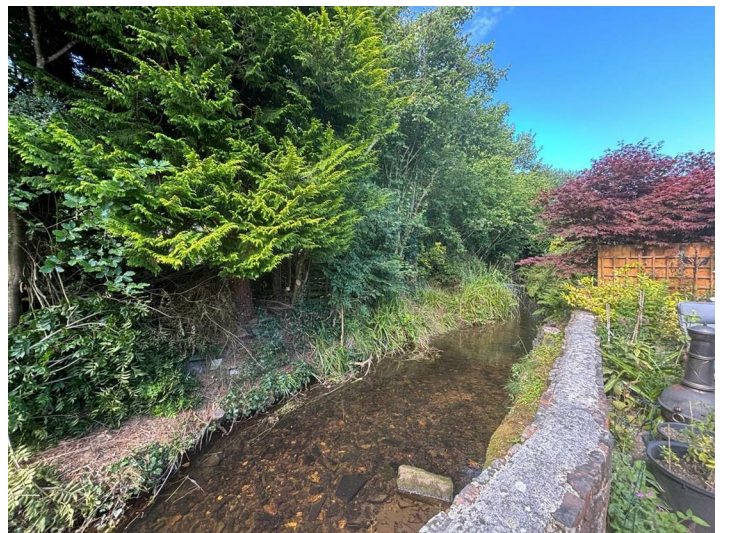
To the rear of the property is an attractive brick paved garden, that can either be accessed via the side of the house or via French doors from the kitchen. Bordered via a lovely stream to one side (buyers to make their own enquiries, as to potential flood risk, please speak to agents for further details) with flower beds and borders, it makes a peaceful area to sit and entertain. External oil boiler and tank, outside water tap. Fronting the road is a single GARAGE/WORKSHOP: With a roller door with light and power and connected.

### SERVICES

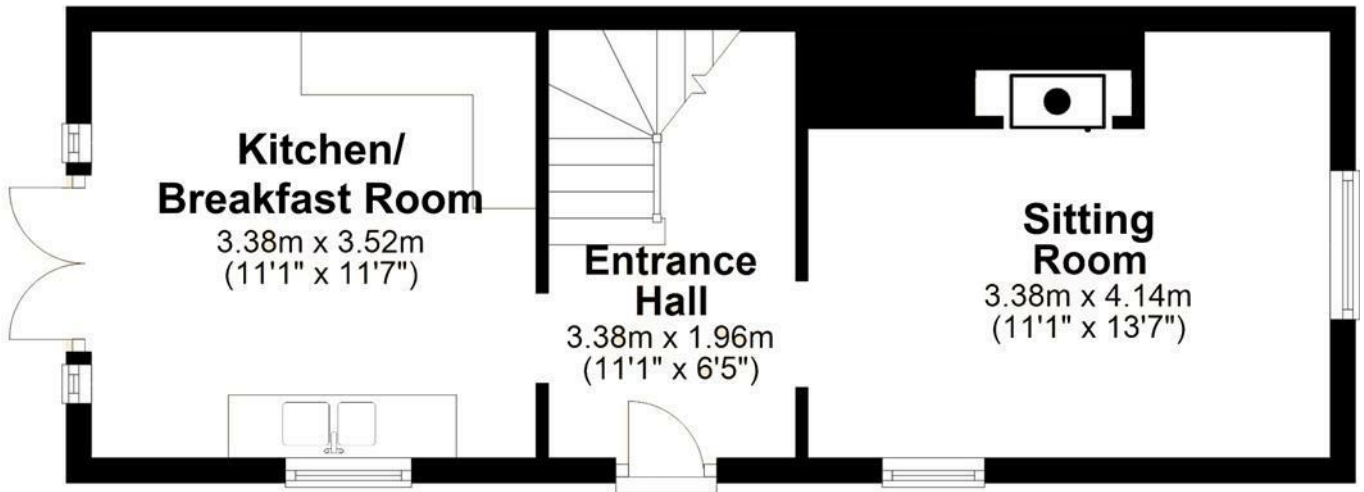
Mains electricity, Water, Drainage and Oil central heating. Broadband Coverage: Superfast likely available (Ofcom). Mobile Coverage: EE, Three, O2 and Vodafone likely available (Ofcom).

### DIRECTIONS

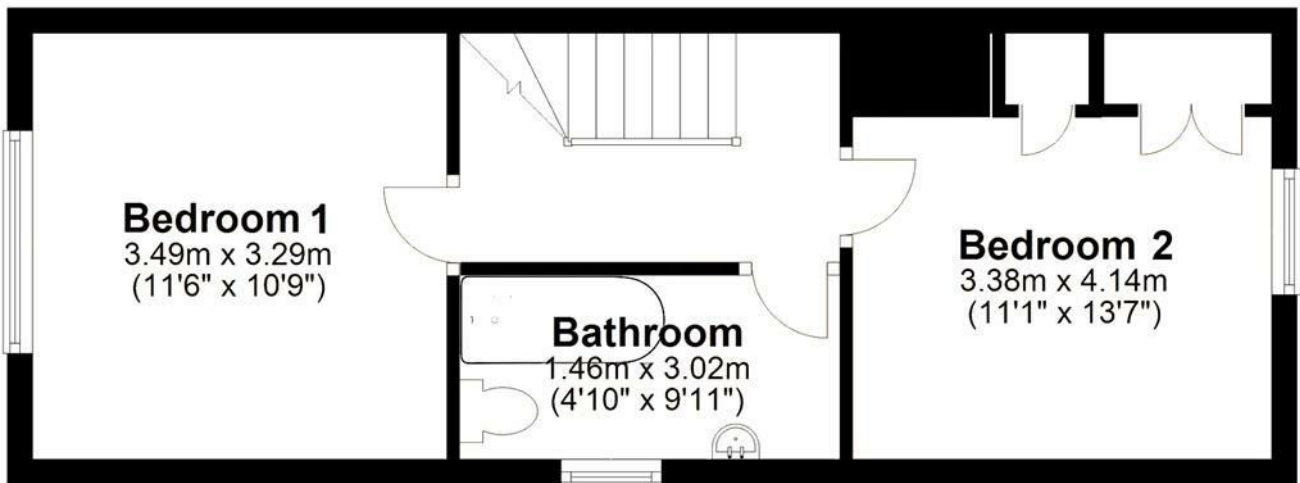
For SAT NAV purposes the postcode is EX20 4EN  
what3words develops.packs.laces



## 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	(85-91) B	(65-77) C	(35-58) D
(55-64) E	(29-54) F	(1-28) G	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		88	61

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