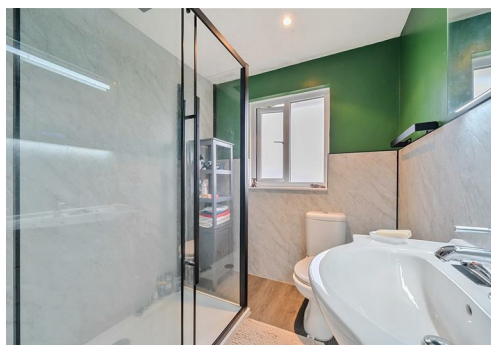




Chats House



Okehampton 6 Miles. A30 2 Miles.

A spacious four bedroom detached village home with gardens, garage and parking.

- Large Sitting Room
- Study and Conservatory
- Kitchen/Breakfast Room
- Four Bedrooms
- Bathroom, En Suite and Cloakroom
- Gardens, Garage and Parking
- No Chain
- Freehold
- EPC Band D
- Council Tax Band E

Guide Price £500,000

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

A spacious non estate, four bedroom detached family home built in 1987. Ideally located, being set within the heart of this popular village. The property has been updated and improved over recent years and is UPVC double glazed and oil fired centrally heated.

The property benefits from wrap around gardens, comprising areas of lawns, seating areas, flower beds and borders. Together with a decked outside dining area with pergola. Further benefits include ample parking and a detached garage. The property is offered with no forward chain and viewing is highly recommended.

ACCOMMODATION

Immediately to the front of the property is an open-fronted STORM PORCH: With entrance door leading to a light and spacious ENTRANCE HALL: With staircase rising to the first floor and giving access to a SITTING ROOM: A large dual aspect room with brick fireplace and fitted LPG gas log burner effect fire. Returning to the entrance hall, further doors open to a CLOAKROOM: with WC and wash basin, together with a front facing ground floor STUDY. There is an impressive rear facing KITCHEN/BREAKFAST ROOM: Offering a comprehensive range of fitted cupboards and drawers with integrated appliances. These include a 'Miele' double electric oven and grill, 'AEG' electric induction hob, 'Smeg' dishwasher and a 'Hotpoint' washing machine. Fitted breakfast bar and ample space for kitchen table and chairs. From here there is an open aspect to a light and spacious DINING ROOM: overlooking the gardens with double glazed window surrounds, roof lights and doors to the garden.

To the first floor is an spacious GALLERIED LANDING with window to the aspect, looking out over the countryside towards Dartmoor. The landing serves FOUR DOUBLE BEDROOMS: Two to the front aspect, offering views across the countryside towards Dartmoor and two to the rear overlooking the gardens and beyond. The main bedroom has fitted wardrobes and an EN SUITE: Comprising fitted shower, WC and wash basin. There is a further modern SHOWER ROOM: With WC, vanity wash basin and walk in shower.

OUTSIDE

The property is accessed from the village road, with gates opening to concrete driveway, providing off-road parking and turning for numerous vehicles. Adjacent is a detached GARAGE: with up and over door, door to side and power and light connected. The gardens wrap around the house and consist of a paved and patio area to the rear (west) with raised flower beds and borders. To the right of the house, is an area of lawn with raised flower borders (part of the garden is currently leased on a annual basis at a cost of £60 per annum from Bridestowe Methodist Chapel). Adjacent to the drive is a pergola and decked area, ideal for entertaining.

SERVICES

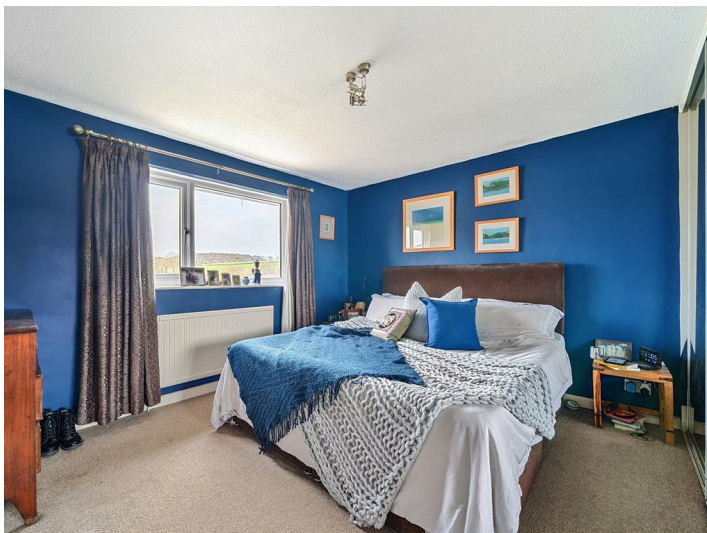
Mains water (metered), mains drainage, mains electricity and oil-fired central heating. Broadband Coverage: Superfast available up to 80 Mbps (Ofcom). Mobile Coverage: All providers limited indoor, likely outdoors (Ofcom).

DIRECTIONS

For SAT NAV purposes, the postcode is EX20 4EH. what3words shadows.scrapped.cherub.

AGENTS NOTE

As previously mentioned, part of the garden is currently leased on a annual basis at a cost of £60 per annum from Bridestowe Methodist Chapel. This has been the case for many years, and we believe from our conversations with the vendor, that this is likely to be able to be continued in future.





Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 56 Potential: 71

Energy Efficiency Classes (A to G):

- A (92-101)
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-38)
- G (1-40)

Not energy efficient - higher running costs

England & Wales

EU Directive

stags.co.uk