



# Wynridge

Exbourne, Okehampton

A detached three bedroom bungalow with adjoining annexe in village edge location. South facing aspect with garden, garage and parking. Easy walk to village centre and amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: D

- 3 Bedrooms
- Adjoining annexe
- South facing aspect
- Requiring some refurbishment
- Predominantly non-standard construction
- Garage and Parking
- Walk to village centre





Largely of non- standard construction the property, which is in need of some refurbishment, offers great potential. The adjoining annexe provides the option to reconfigure and to utilize within the main residence. The accommodation in brief comprises, sunroom leading to front entrance; entrance hall; sitting room with open fire; kitchen; dining room; rear porch/lobby; utility; 3 bedrooms and a bathroom. Adjoining the bungalow is an open plan annexe comprising, kitchen; shower room; bedroom and living area. Outside, the property is approached from the village lane via double gates which lead to the drive, the single garage and in turn the property's rear entrance. Adjoining the garage is an area of enclosed garden with timber storage shed and there is also an area of lawn to the side of the driveway. The garden to the front enjoys a southerly aspect with views to Dartmoor and is set to lawn with a variety of mature bushes and Shrubs.

Benefitting from double glazing and electric heating the property which is presented in good order both internally and externally should appeal to a number of prospective purchasers.

#### ACCOMMODATION

Reference made to any fixture, fittings, appliances, or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is shown on the floorplan:

#### SERVICES

Mains electricity, mains water and mains drainage.

#### OUTGOINGS

We understand this property is in band 'C' for Council Tax purposes.

#### VIEWINGS

By appointment with MANSBRIDGE BALMENT Okehampton on 01837 52371

#### DIRECTIONS

For SAT NAV EX20 3SE

On arrival at Exbourne Cross from the Okehampton direction, turn left where the property can be found after approximately 75 yards on the righthand side.

Alternatively to directions use [what3words.com](https://www.what3words.com) [jukebox.exacted.chuck](https://www.jukebox.exacted.chuck)

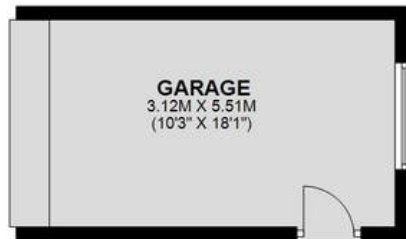
#### SITUATION AND DESCRIPTION

The property is situated on the southern outskirts of the village within

## GROUND FLOOR



### OUTBUILDING



TOTAL AREA: APPROX. 122.0 SQ. METRES (1313.0 SQ. FEET)

This floor plan is for illustrative purposes only. Not to scale.  
No responsibility is taken for any error, omission or misstatement.  
Plan produced using PlanUp.

**WYNRIDGE**









## Mansbridge Balment

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