



mansbridgebalment

OKEHAMPTON

OIEO £280,000



29 Saddlers Way, Okehampton, EX20 1SZ

SITUATION AND DESCRIPTION

A spacious detached house, built in 1991 and owned by the sellers for the last 18 years. The property is of traditional construction and the accommodation briefly comprises of: hallway; cloakroom; sitting room; dining room; kitchen/breakfast room; utility room. To the first floor are four bedrooms, with ensuite shower room to the master bedroom. There is also a family bathroom. The property benefits from newly installed double glazing (May 2018) and a recently updated mains gas fired boiler.

There is an integral garage, with tarmac driveway and lawned garden to the front. The rear garden is of generous proportions and offers the prospective buyer the opportunity to create an outside space of their choice.

We are delighted to be appointed as sole agents for the sale of this property and viewing is highly recommended. The property is offered with NO ONWARD CHAIN.

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 as follows:

Part glazed front entrance door with courtesy light to:-

HALLWAY

Radiator; stairs to first floor landing; thermostat for central heating; telephone point; tiled flooring; cupboard with shelving; doors to:-

CLOAKROOM

6' 8" x 2' 7" (2.04m x 0.81m) Low level w.c.; pedestal wash hand basin; part tiled surround; radiator; extractor fan.

SITTING ROOM

18' 4" x 8' 7" (5.60 (into bay)m x 2.63m)

Bay window to front; marble surround fireplace; radiator; T.V. point; archway to:-

DINING ROOM

11' 10" x 8' 7" (3.62m x 2.63m)

Radiator; patio door to rear.

KITCHEN/BREAKFAST ROOM

11' 10" x 8' 2" (3.62m x 2.50m)

Window to rear overlooking garden; matching range of wall and floor kitchen units with roll top work surface and part tiled splashbacks; integrated double electric oven and grill; gas hob with extractor over; integrated fridge and freezer; one and a half bowl stainless steel sink and drainage with mixer tap over; vinyl flooring; space for table and chairs; radiator; door to:-



UTILITY ROOM

8' 10" x 5' 3" (2.71m x 1.61m)

Window to rear; door to side; space and plumbing for washing machine, tumble drier and dishwasher; stainless steel sink with mixer tap over; storage units under; roll topped work surfaces and part tiled splashbacks; door to:-

INTEGRAL GARAGE

18' 4" x 9' 1" (5.59m x 2.78m)

Up-and-over door; loft hatch; electric fuse box; wall mounted gas boiler; power and lighting.

FIRST FLOOR

LANDING

Window to side; radiator; airing cupboard with hot water tank and slatted shelving; doors to:-

MASTER BEDROOM

11' 6" x 9' 8" (3.53m x 2.96m)

Window to front; radiator; built-in wardrobe with hanging space and shelving; T.V. and telephone points; door to:-

EN-SUITE

5' 2" x 4' 1" (1.58m x 1.27m)

Concealed cistern w.c.; wash hand basin set in vanity unit with storage under; recessed shower cubicle with mains shower; extractor fan; spotlighting; radiator.

BEDROOM TWO

10' 0" x 7' 0" (3.06m x 2.14m)

Window to rear with good views of countryside; radiator.

BEDROOM THREE

8' 8" x 6' 11" (2.65m x 2.12m)

Window to rear with views of surrounding countryside; radiator; hatch to loft space.

BEDROOM FOUR

8' 5" x 7' 3" (2.57m x 2.23m)

Window to front; radiator; bulkhead of stairs.

BATHROOM

7' 8" x 5' 6" (2.35m x 1.69m)

Obscure window to side; concealed cistern w.c.; wash hand basin set in vanity unit with storage under; panelled enclosed bath with mains shower and part tiled walls; radiator; extractor fan; vanity light; shaver socket.

REAR GARDEN

Enclosed family garden with good sized area of patio and raised terrace. Large area of lawn bordered by well maintained fencing and hedging. Path and gate to side with outside light and wall mounted tap.

SERVICES

Mains electricity, mains gas, mains water and mains drainage.

OUTGOINGS

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



VIEWING

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.

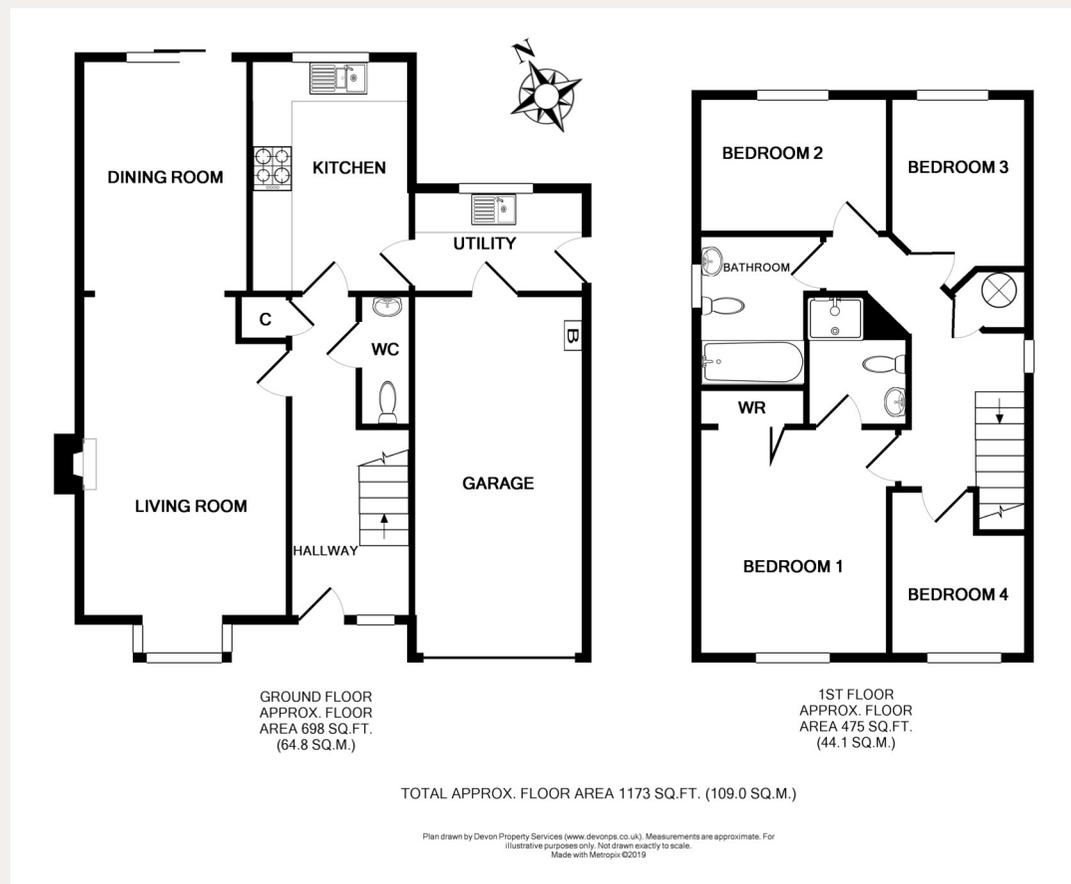
DIRECTIONS

From our office in Okehampton, proceed along Market Street turning left at the traffic lights into East Street. Continue along this road and at the second set of traffic lights, turn left in to Barton Road. Continue to the mini-roundabout, here, go straight across and proceed up Crediton Road for approximately 600 metres, taking the second right in to Hunters Gate. After 100 metres turn first left in to Fox Close and then turn immediately left into Saddlers Way, where the property will be found on the right hand side.



UNIT 17 CHARTER PLACE · RED LION YARD
OKEHAMPTON · DEVON · EX20 1HN
Tel: 01837 52371
E: okehampton@mansbridgebalment.co.uk

BETTER COVERAGE, WIDER CHOICE
MORE LOCAL OFFICES than any other Estate Agent in our
AREA *



TAVISTOCK · YELVERTON · BERE PENINSULA
OKEHAMPTON · LONDON MAYFAIR

Mansbridge Balment for themselves and for the sellers/landlords of this property whose agents they are give notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Mansbridge Balment has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

*** PL19, PL20, EX20**