



OKEHAMPTON

OIRO £315,000



33 BALDWIN DRIVE

Okehampton EX20 1UQ

*Modern detached bungalow in an elevated position,
on a well respected residential development*

Presented in Excellent Order
Three Bedrooms - Master Ensuite
18ft Conservatory with Part Rural Views
Garden with Decked Seating Area
Double Garage & Parking

OIRO £315,000



**Unit 17 Charter Place,
Red Lion Yard,
Okehampton,
Devon,
EX20 1HN**

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

The property is situated on a well respected residential development towards the eastern outskirts of Okehampton.

Okehampton lies on the northern edge of Dartmoor National Park. It is approximately 30 miles from both the north and south Devon coasts. There are superb local beauty spots where one may enjoy walking, riding and fishing. The shopping area contains several banks and supermarkets as well as many interesting locally owned shops. Primary and secondary education is well catered for in local schools. The recreation ground and park contains, amongst other things, a covered heated swimming pool. Most sports are available including 18 hole golf course, squash courts, indoor rifle range and thriving rugby and soccer clubs.

A modern detached bungalow constructed in 2002 and located in an elevated position. Presented in excellent order throughout, the accommodation briefly comprises reception hall, lounge, kitchen/dining room, utility room, generous conservatory with rural views, cloakroom, three bedrooms, one of which has an ensuite shower room, and a separate Jack & Jill bathroom.

Attached to the property is a double garage and to the rear is a well maintained terraced garden with adjoining raised decked area providing ideal seating for al fresco dining.

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:

PVCu double glazed front porch with panel door which leads to:

RECEPTION HALL

Hatch to loft storage space; security alarm panel; radiator; telephone point; electric fuse box. Doors to:

LOUNGE

16' 2" x 12' 7" (4.93m x 3.84m)

Dual aspect room; gas fire with marble hearth and Georgian style surround; radiator; two television and telephone points.

KITCHEN/DINING ROOM

16' 10" x 10' 11" (5.13m x 3.33m)

Double glazed French doors to conservatory; matching range of wall and floor mounted units under roll top worksurfaces; one and a half bowl composite sink and drainer with mixer tap and tiled splashbacks; fitted double gas oven with gas hob and extractor fan over; integrated dishwasher; integrated fridge; laminated flooring; spotlighting; television and telephone point; radiator; dining space.





UTILITY ROOM

7' 6" x 6' (2.29m x 1.83m)

Floor mounted base units including larder storage unit; stainless steel sink and drainer with tiled splashbacks; appliance space and plumbing for automatic washing machine and tumble dryer; wall mounted mains gas boiler; extractor fan; radiator. Door to:

CONSERVATORY

18' 10" x 8' 9" (5.74m x 2.67m)

PVCu framed conservatory with double glazed windows over block cavity base; part rural views; wall mounted Dimplex convector heater and radiator; television point.

AIRING CUPBOARD

Slatted shelving; thermostatically controlled heater.

CLOAKROOM

5' 2" x 5' 2" (1.6m x 1.58m)

Low level WC; wash handbasin with storage under; part-tiled walls; hooks for coats; extractor fan; radiator.



BEDROOM THREE

8' 8" x 7' 5" (2.64m x 2.26m)

Window to front; television point; door to:

JACK & JILL BATHROOM

Obscure window to front; low level WC; wash handbasin in vanity unit; mains shower with mixer taps with further shower attachment; electrically operated bathroom seat; heated towel rail; extractor fan; vanity wall light and shaver socket; spotlighting.

BEDROOM TWO

11' 1" x 9' 5" (3.38m x 2.87m)

Window to front; telephone point; television point; radiator.

MASTER BEDROOM

12' 8" x 10' 11" (3.86m x 3.33m) maximum

Window to rear overlooking garden and part rural views; mirror-fronted fitted wardrobes; television point; radiator. Door to:

ENSUITE

5' 5" x 5' 2" (1.67m x 1.6m)

Obscure window to rear; low level WC; wash handbasin with vanity cupboard under; tiled walls; quadrant shower tray with screen and Mira electric shower; spotlights; extractor fan; vanity light and shaver socket; laminate flooring; heated towel rail.



OUTSIDE:

Adjoining the property is a:

DOUBLE GARAGE

16' 9" x 16' 8" (5.11m x 5.08m)

Electrically powered up and over garage door; storage shelves; pedestrian door to rear garden; power and light connected; additional off-road parking for two cars on driveway.

REAR GARDEN

A raised decked area overlooks a terraced garden with both areas set to astroturf and flowerbeds, affording part rural views. A paved pathway leads from the rear garden to the side entrance. There is an outside tap.



Ground Floor



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Plan produced using PlanUp.

SERVICES

Mains water, mains electricity and mains drainage. Gas fired central heating.

OUTGOINGS

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

VIEWINGS

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

DIRECTIONS

From our office in Okehampton, proceed in an easterly direction into East Street and on into Exeter Road. After approximately half a mile turn left into Baldwin Drive. Continue for a further 300 metres where the property can be located on the left hand side.

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



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*** PL19, PL20, EX20**