



mansbridgebalment

BRIDESTOWE

£189,950  
Leasehold



# 9 Springfield Park, Bridestowe EX20 4ES

## **SITUATION AND DESCRIPTION**

The property is set within a small select development of similar properties and sits within the curtilage of the excellent Springfields Residential Home. Springfields is the former village rectory and enjoys a delightful rural setting yet is within close proximity to the local amenities. Bridestowe is a popular village with an interesting mix of period housing and lies approximately 5 miles west of Okehampton. The area is favoured for its active community and its amenities such as primary school, village pub, village hall, church and post office/stores. The village has excellent access to Dartmoor, the A30, numerous footpaths and cycleways leading to the open moor.

The property was originally built in 1998 and is of traditional construction. One of eleven similar properties within this development with an On-Site Care Warden. There are various options on care facilities and supported living and meal options if required. Within the Residential Home, there is a Club Room with a conservatory for the use of residents to entertain family and friends, etc. The bungalow itself, which is well maintained throughout and wheelchair friendly, comprises an entrance hall, living room, kitchen, double bedroom with ensuite bathroom, double bedroom/dining room and there is also a wet room. There is electric underfloor heating to the property and double glazing throughout.

The property enjoys pleasant outlooks to the front and to the rear mature woodland and fields. Residents can enjoy access to all these areas and the property has a small patio and gardens to the front and rear, where one can sit and enjoy views of the adjoining countryside.

We are delighted to be appointed as sole agents for this lovely 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: Recessed front entrance with front door and side panel into:

### **HALL**

9' 8" x 6' 9" (2.97m x 2.06m)

Wall mounted thermostat; access to roof space; telephone point and doors to:

### **AIRING CUPBOARD**

With factory lagged tank and wooden shelving.

### **LIVING ROOM**

13' 7" x 13' 0" (4.16m x 3.97m)

French doors and side panels with fitted electrically operated awning over; T.V. aerial point; wall mounted thermostat; fireplace surround incorporating electric heater; 3 uplighters and connecting door to:

### **KITCHEN/DINER**

11' 4" x 8' 9" (3.46m x 2.68m)

Double doors to outside and window with pleasant rural outlook; a range of matching wooden fronted units comprising base, wall and drawer units; additional modern white units have been added; rolltop work surface with tiled surround; electric oven, hob and extractor hood; stainless steel one and a half bowl single drainer sink unit; plumbing for washing machine and dishwasher; space for upright fridge freezer; fluorescent strip light; electric consumer unit and wall mounted thermostat.



Returning to:

#### **HALLWAY**

Further doors to:

#### **WET ROOM**

Fully tiled, incorporating mains shower; low level w.c; wash basin; light shaver point and extractor fan.

#### **BEDROOM ONE**

13' 9" x 9' 10" (4.20m x 3.00m)

Window with pleasant rural outlook; fitted wardrobe; fitted cupboard with shelving; T.V. aerial point; wall mounted thermostat and connecting door to:

#### **EN-SUITE BATHROOM**

9' 0" x 5' 1" (2.75m x 1.57m)

Obscure glazed window; panelled bath unit; low level w.c; pedestal wash basin; tiled splashbacks; light shaver point and extractor fan.

#### **BEDROOM TWO**

9' 10" x 9' 4" (3.00m x 2.87m) (plus bay windows)

Fitted wardrobe and wall mounted thermostat; bay window to front.

#### **OUTSIDE**

Immediately from the kitchen back door is a small patio seating area with pleasant rural views. There are delightful, mature communal gardens, which are well-tended, which all of the residents of Springfields Park can enjoy. Outside lighting and refuse and recycle storage.



#### **SERVICES**

Mains electricity, mains water and mains drainage via the Springfields Residential Home .

#### **OUTGOINGS**

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

#### **AGENT'S NOTE**

Purchasers are advised that to reside at Springfields Park their age must be 55 years or older. This is specified within the Contract and Lease. The Ground Rent and Maintenance Charge, is currently £315 per calendar month.

#### **TENURE**

Leasehold 125 years from 1998 - 101 years remaining.

#### **VIEWING**

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.  
found on the left hand side.

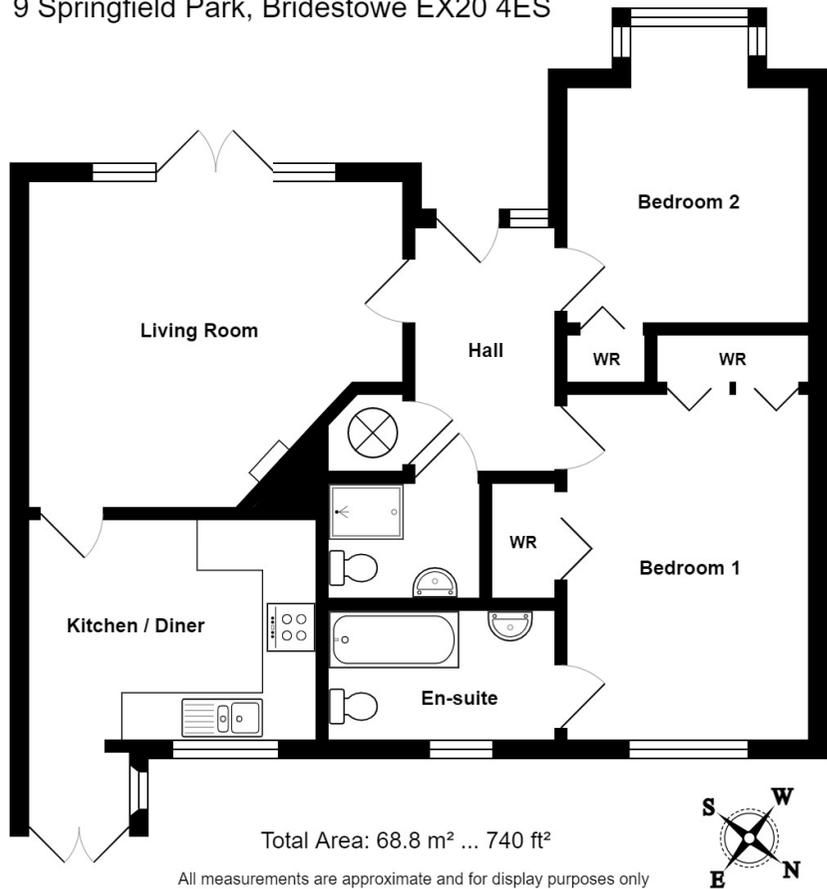
#### **DIRECTIONS**

From Okehampton proceed from the town in a westerly direction following the A386. After approximately two miles pass over the dual carriageway and take the slip road onto the dual carriageway and follow this road to the next junction signposted Tavistock, Sourton, Bridestowe etc. At the end of the slip road turn right and almost immediately left signposted Bridestowe, Lewdown, etc. Follow this road for nearly three miles and then take a turning left into the village of Bridestowe. Follow the road down into the heart of the village, turn left into Rectory Road and continue to the edge of the village where the entrance to Springfield Park will be found on the left hand side.

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9 Springfield Park, Bridestowe EX20 4ES



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**\* PL19, PL20, EX20**