



mansbridgebalment

BROADBURY

£475,000





MANDALAY BROADBURY, EX20 4LL

Immaculately presented and completely refurbished with adjoining 1 bedroom annexe. Delightfully maintained gardens; generous parking and income potential.

£475,000



**Bridge House,
Okehampton,
Devon,
EX20 1DL**

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SITUATION AND DESCRIPTION

The property is situated approximately 6 miles northwest of Okehampton with the popular village of Bratton Clovelly approximately 4 miles to the south and the coastal town of Bude approximately 25 miles to the north, with a southwesterly aspect and the property enjoys far-reaching views. 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.

Standing within its own generous plot and believed to have been constructed in 1963, this immaculately presented dormer bungalow has been completely re-furbished by its current owners and now offers exceptionally spacious accommodation and income potential. In brief the well-appointed accommodation comprises; entrance hall; triple glazed sitting room; dual aspect modern kitchen/dining room; utility room; conservatory and a double bedroom and shower room complete the ground floor. To the first floor there are a further three double bedrooms, one of which has en-suite facilities and there is also a separate cloakroom. Adjoining the property is a well-presented one bedroom self-contained annexe offering income potential or accommodation for dependent relative. A delightful feature of the property are the very well-maintained gardens with the rear garden benefitting from a south-westerly aspect and enjoying a degree of privacy. There is **NO ONWARD CHAIN**.

Mansbridge Balment are delighted to be appointed as sole agents in the sale of this property and viewing is highly recommended.

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:

DOUBLE GLAZED FRONT PORCH

With terracotta tiled flooring; wall mounted modern condensing boiler; radiator and part glazed door leads to:

ENTRANCE HALL

With engineered wood flooring; radiator and doors to:





SITTING ROOM

19' 5" x 17' 7" (5.93m x 5.38m)

Very spacious dual aspect room; engineered wood flooring; feature fireplace with marble surround and hearth with timber mantel and gas fire; TV point; wall light points; two radiators.

KITCHEN/DINING ROOM

20' 11" x 13' 2" (6.40m x 4.02m)

Dual aspect and spacious; extensive range of floor and wall mounted Oak units under polished granite work surfaces; inset 'Belfast' sink with tiled splash backs; recessed cupboards; LPG range cooker with hood and extractor fan over; appliance space for American style fridge; integrated dishwasher; down lighters; two radiators.

UTILITY ROOM

With door to rear garden; base units; work surface with appliance space and plumbing under for automatic washing machine; appliance space for tumble dryer.



CONSERVATORY

18' 11" x 8' 8" (5.79m x 2.66m)

South facing; Dwarf wall with double glazed units over; French doors to rear garden; skylights; slate tiled flooring; radiators.

BEDROOM 2

13' 7" x 10' 6" (4.16m x 3.22m)

Window to front; TV point; radiator.

SHOWER ROOM

7' 1" x 5' 9" (2.16m x 1.77m) maximum

Obscure window to rear; pedestal wash hand basin; low level WC; quadrant shower and enclosure with mains shower attachment; part tiled walls; ladder heated towel rail; extractor fan; down lighters.

Staircase with storage under leads to:

FIRST FLOOR

LANDING

With skylight (ideal study area); two wall light points; radiator; doors to:



BEDROOM 1

14' 0" x 8' 1" (4.29m x 2.47m)

Window to rear; walk-in wardrobe housing domestic hot water system.

ENSUITE

9' 4" x 8' 2" (2.87m x 2.49m)

Skylight; low level WC; pedestal wash hand basin with tiled splashbacks; claw foot bath with mixer tap and shower attachment; door to generous eaves storage; extractor fan; radiator

BEDROOM 4

10' 6" x 10' 4" (3.22m x 3.17m)

Window to rear with far reaching views. TV point. Radiator.

BEDROOM 3

10' 6" x 10' 4" (3.22m x 3.16m)

Window to rear (far reaching views); telephone point; TV point; built-in wardrobe; radiator; access to attic space.

CLOAKROOM

Low level WC; pedestal wash hand basin; extractor fan; radiator.

ANNEXE

With independent decked Terrace.

LIVING ROOM

16' 0" x 12' 3" (4.89m x 3.74m)

Range of base units with inset stainless steel sink and drainer with mixer tap and tiled splashbacks; free standing electric oven; double glazed patio doors to decked terrace.

BEDROOM

16' 0" x 9' 1" (4.90m x 2.78m)

Triple glazed window to front; door to outside.

BATHROOM

8' 11" x 5' 1" (2.73m x 1.57m)

Obscure window to rear; pedestal wash hand basin; low level WC; panel enclosed bath with mixer tap and shower attachment; radiator.

OUTSIDE

Approached via a vehicular gateway, the tarmacadam drives leads in turn to the property's main entrance.

FRONT GARDEN

Adjoining the property's generous driveway is a garden set mainly to lawn. Also comprising flower beds and borders of mature bushes and shrubs and within the garden is a useful; timber garden shed.



REAR GARDEN

Southwest facing, this garden is a delightful feature and comprises an extensive area of lawn and also borders of mature shrubs and flowering plants, greenhouse and pergola with paved patio. Within the garden stands two well-maintained garden sheds.

AGENTS NOTE:

Cavity wall insulation and predominately triple glazed.

SERVICES

Mains water and electricity; private drainage; LPG central heating; Broadband.

OUTGOINGS

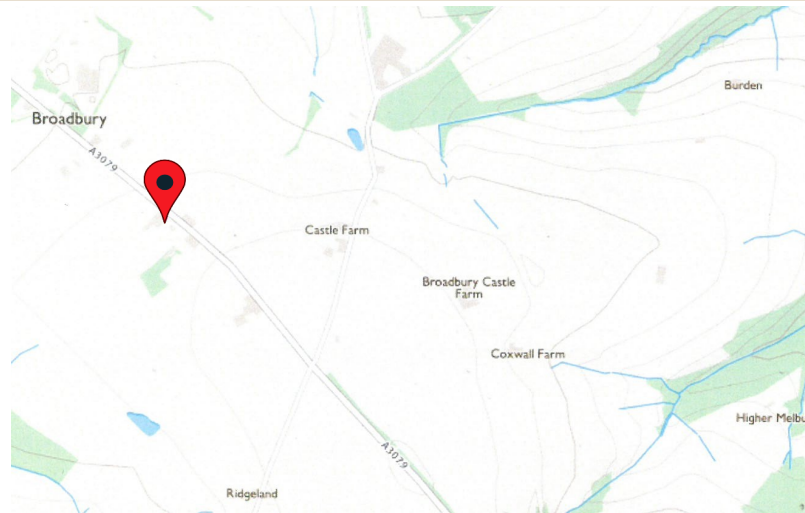
We understand this property is in band D for Council Tax purposes (by verbal enquiry with Mid Devon Council).

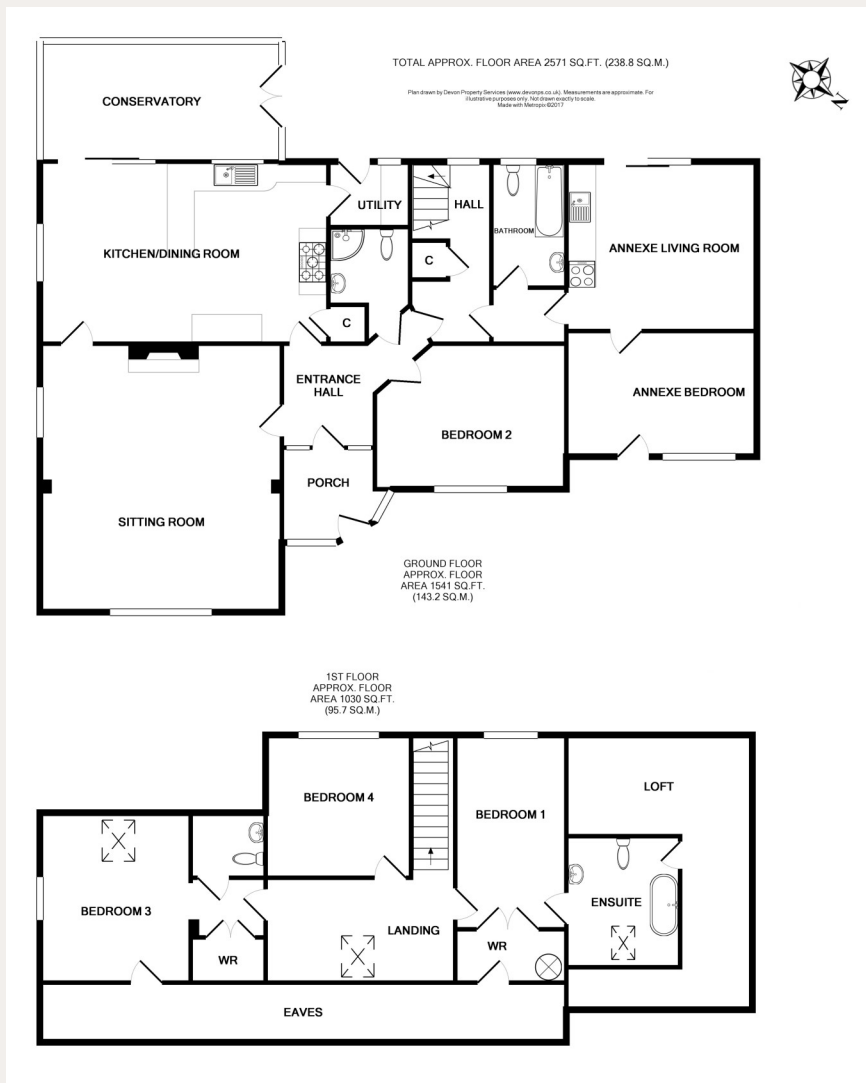
VIEWINGS

Strictly by appointment with MANSBRIDGE BALMENT on 01837 52371 or email: okehampton@mansbridgebalment.co.uk

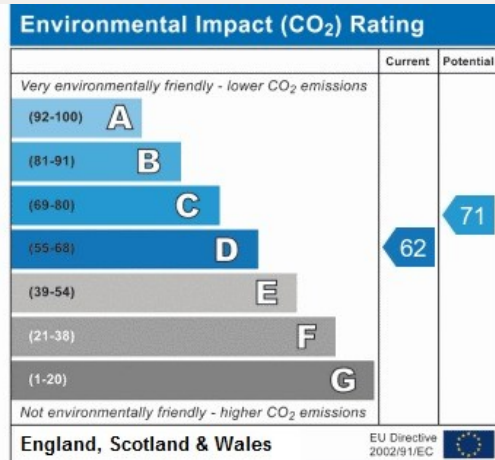
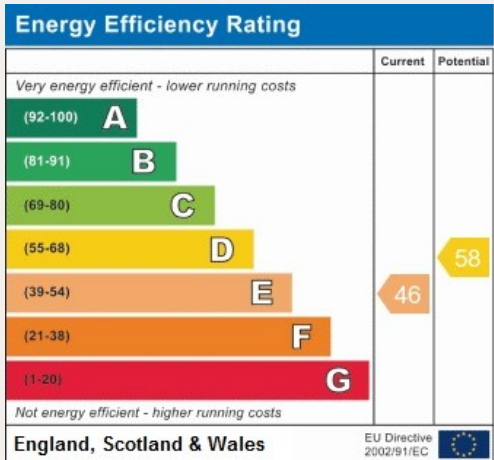
DIRECTIONS

From our offices in Okehampton proceed in a westerly direction, forking right after approximately 1 mile, following the signpost for Holsworthy/Bude etc. Continue for approximately 5 miles until arriving at Castle Cross. Continue then for a further 150 yards, whereupon the property can be located on your left hand side, clearly defined by a Mansbridge Balment For Sale board.





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