



mansbridgebalment

PRINCETOWN

£100,000



## 11 Bellever Close, Princetown, PL20 6RT

### **SITUATION AND DESCRIPTION**

A semi-detached house with far reaching rear aspect views over the surrounding moorland situated on the outer ring of a crescent of similar Cornish Units and offered to the market with no onward chain. The property is of non-traditional construction under a mansard tiled roof and benefits from good size living spaces along with an attractive and well maintained gardens with a useful detached store/workshop. The interior of the house requires updating but has recently had a new wet room/shower fitted. There is also PVCu windows and door and further insulation in the loft space plus potential for an open fire/wood burning stove. The accommodation comprises of porch, hall, sitting room, kitchen/dining room, wet room shower/wc and to the first floor are three bedrooms (two doubles and a single bedroom) plus a separate wc with a hand basin just off the landing. There is no off road parking with the property but opportunity to park on the road around Bellever Close. The property is positioned in easy reach of the shops and amenities in Princetown plus a 5 minute walk to the open moors.

### **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:

Garden path leads to front door into:

#### **PORCH**

5' 3" x 5' 0" (1.6m x 1.52m)

Window to rear; coat hooks; tiled floor; shelving; PVCu double glazed door to:

#### **HALL**

5' 10" x 4' 6" (1.78m x 1.37m)

Electric storage heater; stairs to first floor; doors off:

#### **WET ROOM/SHOWER/W.C.**

5' 6" x 4' 4" (1.68m x 1.32m)

PVCu double glazed window to side; wash hand basin; low level w.c.; Triton electric shower; wet room flooring and drain; heated towel rail; extractor fan; Contour shower screens and fold down seat.

#### **KITCHEN/DINING ROOM**

12' 0" x 11' 7 (max)" (3.66m x 3.53m) PVCu double glazed windows to the rear garden and views; electric storage heater; original built-in cupboards which includes airing cupboard housing hot water cylinder and slatted shelves; fitted kitchen and worktops; sink with taps; space and plumbing for appliances; fitted dresser.

#### **SITTING ROOM**

18' 0" x 10' 0 (max)" (5.49m x 3.05m)

PVCu double glazed windows to front garden; electric fire in front of original fireplace; T.V. point; electric storage heater; storage cupboard housing cold water stop-cock; electric consumer units and coat hooks.

#### **FIRST FLOOR**

##### **LANDING**

PVCu double glazed window low level w.c.; wash hand basin.

##### **BEDROOM ONE**

12' 0" x 11' 7" (3.66m x 3.53m)

PVCu double glazed window to the rear garden and views over open moorland; built-in wardrobe; electric storage heater.





#### **BEDROOM TWO**

12' 0" x 10' 0" (3.66m x 3.05m)

PVCu double glazed window to the front; electric storage heater.

#### **BEDROOM THREE**

11' 10" x 6' 0" (3.61m x 1.83m)

PVCu double glazed window to the rear garden and views over open moorland; electric storage heater; box section of stairs.

#### **OUTSIDE**

The property is approached from a pedestrian gate into the front garden and down steps to the entrance door. There is an area of front, side and rear gardens which have been lovingly cared for over many years. The rear garden is lawned with flower beds and hedged boundary. There is a cold water tap on the rear elevation of the property and further path extending down the garden. There is also a useful store/workshop in the garden with power points, lighting and a workbench.

#### **AGENTS NOTE 1**

We have been advised by The Duchy in Princetown that the pedestrian gate on the rear boundary in the rear garden has no right of access out the land behind.

#### **AGENTS NOTE 2**

The Duchy will, in the next few months, be applying for planning consent to develop the site of the garage buildings within Bellever Close (500 yards to the right of No. 2 as you look at it from the highway), with a small number of new homes. A plan is attached showing the proposed layout, together with an artist's impression of the completed development is available from the Yelverton office of Mansbridge Balment. Note: this may be subject to alteration.

#### **AGENTS NOTE 3**

1. To use the property as a single dwelling.
2. Not to erect any new buildings (including extensions to the existing dwelling, garden sheds and greenhouses) without obtaining the Duchy's prior written consent. Such consent should be given at the Duchy's absolute discretion and should the Duchy wish to refer the consideration of any proposals that are forthcoming from the purchaser to its consultant architect, the Duchy reserves the right to recover any associated fees. Note: this wording is a slight revision to the standard design clause as we do not wish to restrict material changes to the existing dwelling such as new windows etc.
3. To maintain the boundaries where shown with inward facing 'T' marks on the sale plan in a pet proof condition at all times (such boundaries to be detailed on the sale plan to be provided by the vendors solicitor)

#### **SERVICES**

Mains water, mains electricity and mains drainage.

#### **OUTGOINGS**

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

#### **VIEWING**

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

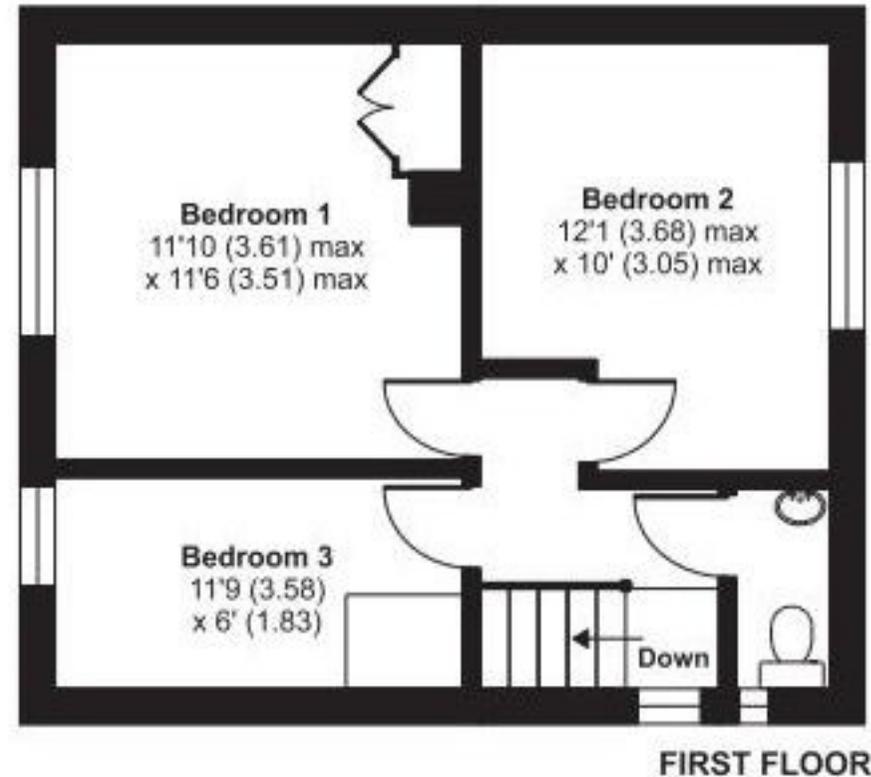
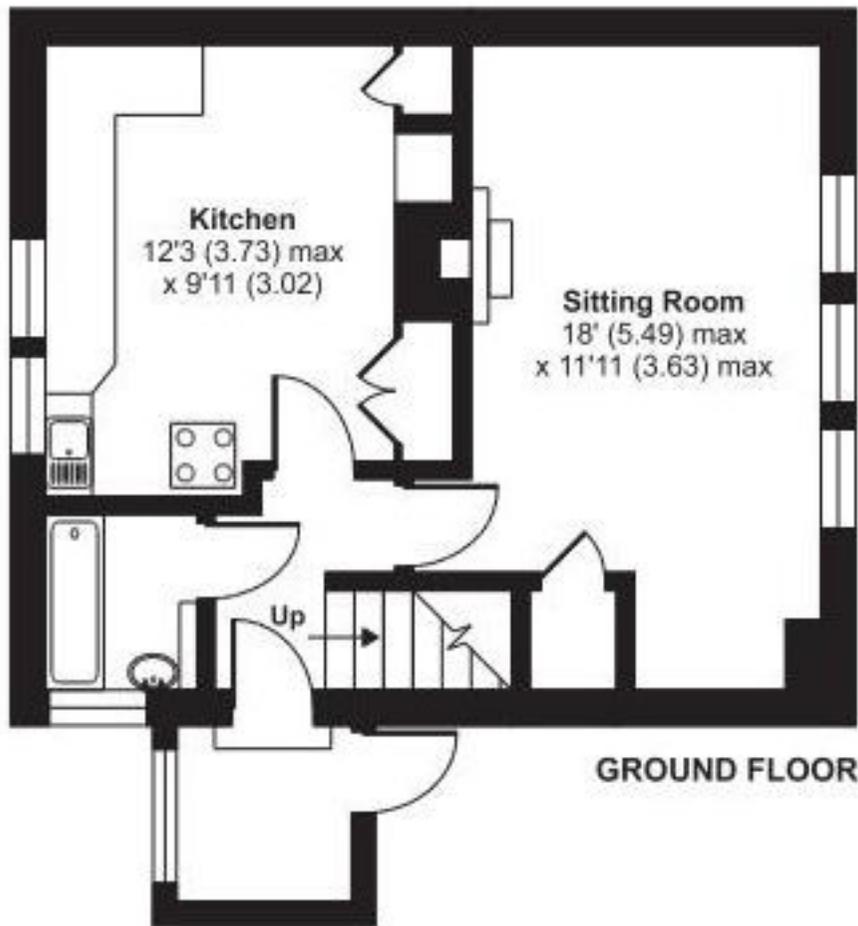
#### **DIRECTIONS**

From our Yelverton Office proceed to the village of Princetown on the B3212 over the moors. Upon reaching the village turn left at the first mini roundabout onto Tavistock Road passing by the shops and the Dartmoor National Park visitor centre. After a short distance take the next right into Bellever Close and the property will be found on the left marked by our for sale sign.



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