



PRINCETOWN  
OFFERS OVER £235,000





## 5 Bellever Close, Princetown, Yelverton Devon, PL20 6RT

### SITUATION AND DESCRIPTION

A semi-detached house which has been extended in recent years creating a comfortable home and Dartmoor retreat. The house has been bricked around and therefore is mortgageable for buyers looking and lending options. The property is sited in a crescent of similar homes, within easy reach of shops, pub, school, and the expanse of open moorland that surrounds this historic high moor village.

This home benefits from the addition of a side hallway, which offers space for removing boots and hanging of coats after walks on the moors. There is also a fitted bench seat with a storage cupboard. From here there is an inner hall with stairs rising to the first floor. The sitting room is to the front of the house, looking out to a private front garden with the benefit of a wood burning stove and a further built in cupboard and seating area. The kitchen breakfast room is modern and has space and plumbing for appliances including, dishwasher, washing machine and tumble dryer. There is an integrated eye level oven and grill, gas hob with extractor hood, plus space for a fridge/freezer. The kitchen leads to a conservatory which makes an ideal additional dining space with two sets of patio doors opening to the garden, perfect for the summer months. There is downstairs bathroom with shower over the bath and a convenient first floor toilet with hand basin off the landing. The bedrooms are all a good size with two doubles and a sizeable single bedroom. The principal bedroom looks over the rear garden and woodland beyond, with fitted wardrobes and sliding mirror doors. The smallest of the bedrooms has a boxed section which is over the stairwell and offers potential for a home office/hobby room. The property has recently had a new mains gas boiler fitted, helping to aid the energy efficiency. There is also PVCu double glazed windows and doors, plus further insulation measures.

Outside, the property is approached from steps leading down into a garden which has space for seating and storage. There is a side gate which leads to the rear. The rear garden is mainly lawned with planted flowerbeds and established shrubs. The garden gets the best of the sun in the afternoon and looks out to the woodland at the rear, creating a private and sheltered oasis with a fantastic array of wild birds.

The house is within easy reach of the centre of Princetown and the moors beyond. Princetown is a unique village set in the Dartmoor National Park with a National Park Visitor Centre. The village provides shopping facilities, cafes, a public house and a Primary School which is the hub of the local community. The thriving market town of Tavistock is 7 miles away with ample shopping, educational and recreational facilities. There is a regular bus service to and from the city of Plymouth which is 14 miles distant.



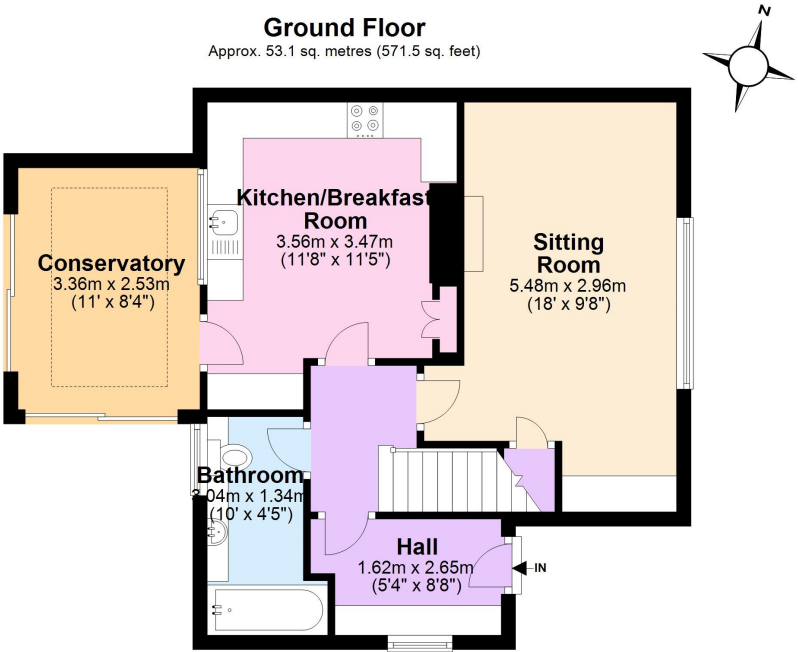


### ACCOMODATION

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.

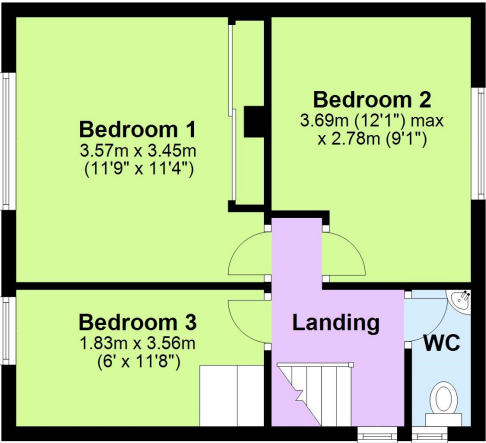
#### Ground Floor

Approx. 53.1 sq. metres (571.5 sq. feet)



#### First Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



Total area: approx. 89.2 sq. metres (960.0 sq. feet)

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Plan produced using PlanUp.



**SERVICES** Mains electric water, drainage, and gas central heating. **EPC RATING 71 BAND C**

**OUTGOINGS** We understand the property is band 'A' for Council Tax purposes.

**VIEWINGS** By appointment with MANSBRIDGE BALMENT on 01822 855055.

**DIRECTIONS** From our Yelverton office take the Dousland Road B3212 from the Roundabout and continue to the village of Princetown on this road. Upon reaching the village turn left at the mini roundabout and continue passed the shops. After a short distance take the next right into Bellever Close just before the school. Go down the hill and the property will be found on the left-hand side marked with a Mansbridge Balment for sale sign.



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**\* PL19, PL20, EX20**