



mansbridgebalment

PRINCETOWN

offers over £250,000



10 Moor Crescent, Princetown, PL20 6RF

SITUATION AND DESCRIPTION

A sizeable period house located on a crescent of similar homes with distant views over Dartmoor National Park and nicely positioned away from the main thoroughfare of this historic high moors village. We understand the house was built in the early 1900's and it has been extended recently at the rear to create a very useful wet room and utility.

The windows are large in the front to take in as much of the view as possible looking across an attractive area of garden boarded with original wall and wrought iron entry gate. To the rear is a south facing garden with a large summer house/store plus a rear gate out onto a shared access lane. A new mains gas Worcester boiler was added in 2011 and the house also benefits from PVCu double glazing.

There is on street parking to the front of the house which also located a short walk from the open moors around Hessay Tor, shops, cafes and public houses.

The accommodation comprises porch, sitting room, kitchen/dining room, utility and wet room. To the first floor are three bedrooms and a bathroom. The principle bedroom is very spacious with a ceiling height of 9'8 ft along with a further double with panoramic views and a single bedroom which is currently used as a home office. Princetown is approximately 15 minutes in a car from Yelverton and Tavistock. Exeter is only around 30 minutes from the door and Plymouth is 25 mins.

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:

GROUND FLOOR

PORCH

7' 0" x 3' 10" (2.13m x 1.17m)

SITTING ROOM

20' 0" x 12' 03" (6.1m x 3.73m)

KITCHEN/DINING ROOM

25' 10" x 10' 0" (7.87m x 3.05m)

UTILITY

5' 9" x 6' 5" (1.75m x 1.96m)

WET ROOM

SUMMER HOUSE

11' 0" x 9' 0" (3.35m x 2.74m)

GARDEN STORE

9' 0" x 6' 5" (2.74m x 1.96m)

FIRST FLOOR

LANDING

BEDROOM ONE

16' 6" x 12' 7" (5.03m x 3.84m)

BEDROOM TWO

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

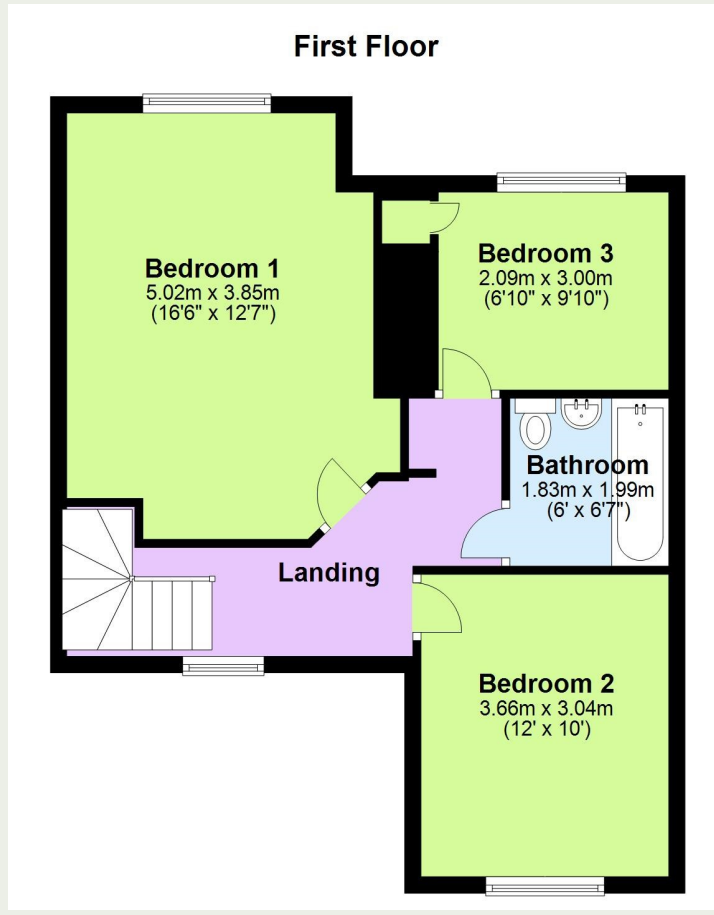
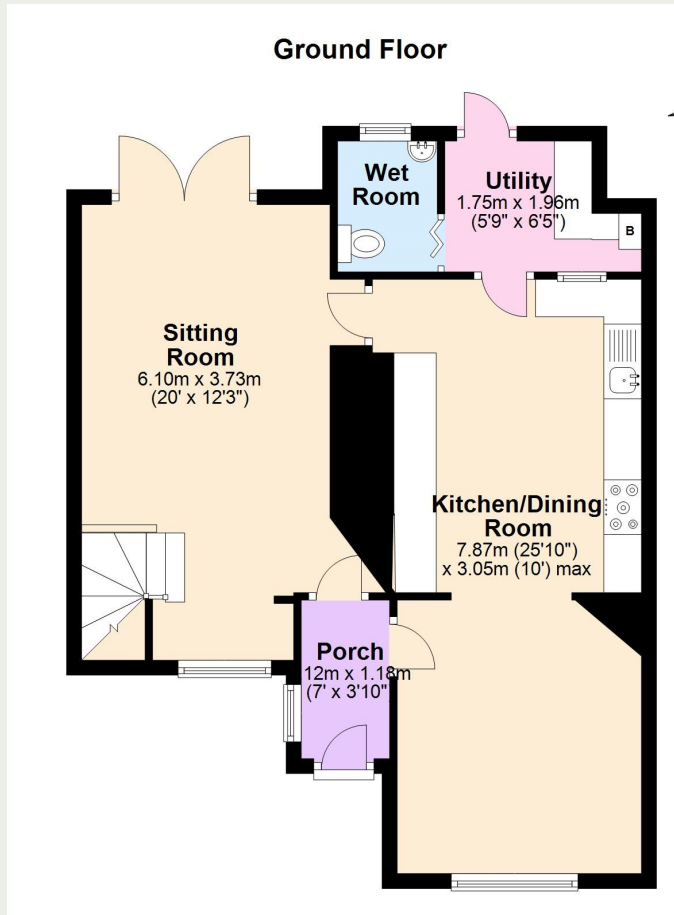
BEDROOM THREE

6' 10" x 9' 10" (2.08m x 3m)

BATHROOM

6' 0" x 6' 7" (1.83m x 2.01m)





FLOOR PLAN DISCLAIMER These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright © Mansbridge Balment 2019
Plan produced using PlanUp.

EPC Rating tbc

Y4520

SERVICES

Mains electricity, mains gas, mains water and mains drainage.

OUTGOINGS

We understand this property is in band ' B ' 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 mini roundabout passing the shops and Dartmoor visitor centre. After a short distance turn right into Moor Crescent, just after the school, continuing around the left hand bend. The property will be found on the left with a

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