



**Westella House, Kirkella Road, Yelverton, PL20 6BB**

**Guide Price £650,000**

OFFICE ADDRESS: Woolwell Crescent, Plymouth, Devon, PL6 7RB TEL: 01752 791333

## **YELVERTON**

Yelverton is nestled in the heart of the Dartmoor National Park and located only 5 miles from North Plymouth and the nearby market town of Tavistock. The property itself is just a short, gentle, stroll to the amenities of Yelverton shops which include a supermarket, butchers, post office, hairdressers and a café, there is also a cricket club and the popular Village pub, 'The Rock Inn'. Derriford Hospital is conveniently located approximately 5 miles away and Yelverton is an exceedingly popular purchasing destination for the medical fraternity employed there.

Lawson are delighted to market this incredibly spacious detached 1930's family home just a short walk from the village of Yelverton and all of its amenities including regular transport links, doctors' surgery, shops and public house. The property has extremely versatile accommodation arranged over two floors comprising: a double glazed front door leading into:

### **ENTRANCE VESTIBULE**

With carpeted stairs to the first floor landing with understairs storage, window to the front elevation and a doorway leads to:

### **SITTING ROOM**

A double aspect room with a feature fireplace and picture rail.

There is a large inner hall with wood effect flooring and a moulded ceiling. A door leads into:

### **KITCHEN**

A double aspect room which is fitted with a matching range of base and eye level storage cupboards with Oak work surfaces, AEG electric oven, four burner induction hob, plumbing for a washing machine, space for fridge freezer, twin ceramic sink drainer unit with mixer tap. Opening through to:

### **DINING ROOM**

A spacious room with a window to the front elevation.

From the main hallway carpeted stairs ascend to:

### **FIRST FLOOR LANDING**

With a pull down loft access, window to the side elevation and natural light tubes.



### **BEDROOM ONE**

A spacious double with a window to the front elevation, fitted wardrobes with sliding mirrored doors, door to:

### **EN SUITE SHOWER ROOM**

A panel enclosed bath with direct feed shower unit over, pedestal wash hand basin with storage beneath and an attractive wall light and splashbacks and a low level w.c.

### **BEDROOM TWO**

A further double with a window to the side elevation with far reaching views, and vaulted ceiling.

### **EN SUITE SHOWER ROOM**

A matching white, three-piece suite, a direct feed shower unit, wall panels, attractive lighting and velux window.

### **BEDROOM THREE**

Again a double with a window to the side elevation.

### **BEDROOM FOUR**

A small double with a window to the side elevation.

### **FAMILY BATHROOM**

Fitted to a high standard with a matching four-piece suite comprising an over-sized shower cubicle with shower screen and drencher head, chrome towel rail, low level w.c, pedestal wash hand basin and a double ended, roll top bath, attractive painted panelling, spotlights and a double aspect.

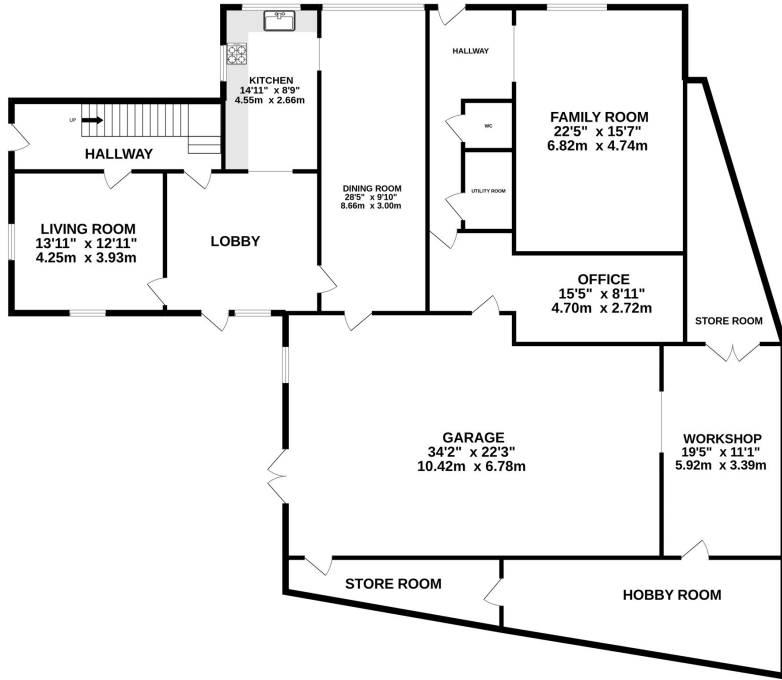
Externally the property is approached via double wooden gates with brick herringbone driveway providing parking for numerous vehicles, the garden is generally lawned and wraps around the property and is wall enclosed with a beech hedge. The top of the driveway leads into a large carport with parking for several vehicles. The **CARPORT** in turn leads into an incredibly large **GARAGE** with additional workshop area and could easily accommodate multiple vehicles.

From the garage a doorway leads to a self-contained **OFFICE/ANNEXE SUITE** which is presented to an exceptionally high standard with a very large office/hobbies room with a vaulted ceiling, shelved recesses, a window to the front elevation and skylight. There is an inner hallway with a doorway to the front garden, a cloakroom with a low level w.c and wash hand basin, fitted kitchenette and a second study room with shelving. The office suite could easily be converted into a self-contained annexe or brought into the house to create further living accommodation.

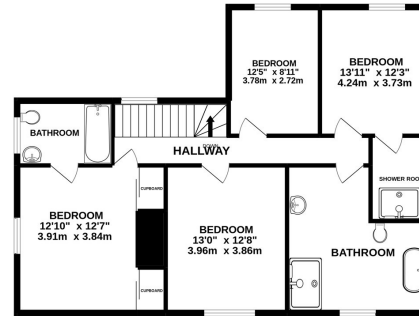




**GROUND FLOOR**  
2965 sq.ft. (275.5 sq.m.) approx.



**1ST FLOOR**  
875 sq.ft. (81.3 sq.m.) approx.



**TOTAL FLOOR AREA : 3841 sq.ft. (356.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022



**SERVICES**

Mains water, gas, electricity and mains drainage.

**VIEWING**

By appointment with LAWSON.

**OUTGOINGS**

We understand the property is in band G for council tax purposes and the amount payable for the year 2024/2025 is £3,984.06 by Internet enquiry with West Devon Borough Council.. These details are subject to change.

**FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES**

These Floorplans 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. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2024

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
<b>A</b>		
(81-91)		<b>89</b>
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)	<b>59</b>	
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

