

£375,000



11 MERRIVALE VIEW ROAD, DOUSLAND, YELVERTON PL20 6NS

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

Lawson are delighted to market this extended, well appointed, detached family bungalow in the heart of Dousland just a short distance from open Moorland, Burrator Reservoir and all amenities. The property benefits from extended accommodation comprising a PVCu double glazed front door leading to a large entrance hall with two built in storage cupboards and a doorway to the lounge dining room; with windows to the front elevation and sliding patio doors to the rear, a very spacious room with a stone fireplace and electric fire. A kitchen/breakfast room is fitted with a matching range of base and high level storage cupboards with post formed and roll top work surfaces, a sink drain unit with a mixer tap, window to the side elevation and tiled splashbacks, extractor, electric cooker point, plumbing for a washing machine, plumbing for a dishwasher, space for a fridge/freezer, breakfast area with a further range of fitted units, window to the side elevation, large PVC construction rear porch with a doorway to the front.

Bedroom one is a spacious double with a range of fitted wardrobes and an en-suite shower room with a low level W.C pedestal wash hand basin and a tiled shower cubicle with a folding glass screen and an electric shower unit. Bedroom two, a further double has a window to the side elevation and fitted wardrobes. Bedroom three, a small double has a window to the front. The family bathroom is fitted with a white three piece suite comprising low level W.C, panel enclosed bath and wash hand basin, fully tiled walls and window to the side elevation.

Externally, the front of the property is fully wall and hedge enclosed with twin wooden gates into the gravelled driveway. Front garden is lawned with a range of flower shrub beds and borders. There are pathways and gates to both sides. The rear garden is west facing, fully hedge enclosed with a level with a well maintained lawn, an old wooden shed and a modern twin skin oil tank. The Property benefits from PVC double glazing, PVC guttering, fascias and down pipes and oil fired central heating by the oil boiler located in the garage (no gas to the property). The property is being offered to the market with no onward chain.

UTILITIES

Mains water, electricity and mains drainage, no gas, mobile coverage limited, broadband connection ADSL, FTTC.

DOUSLAND

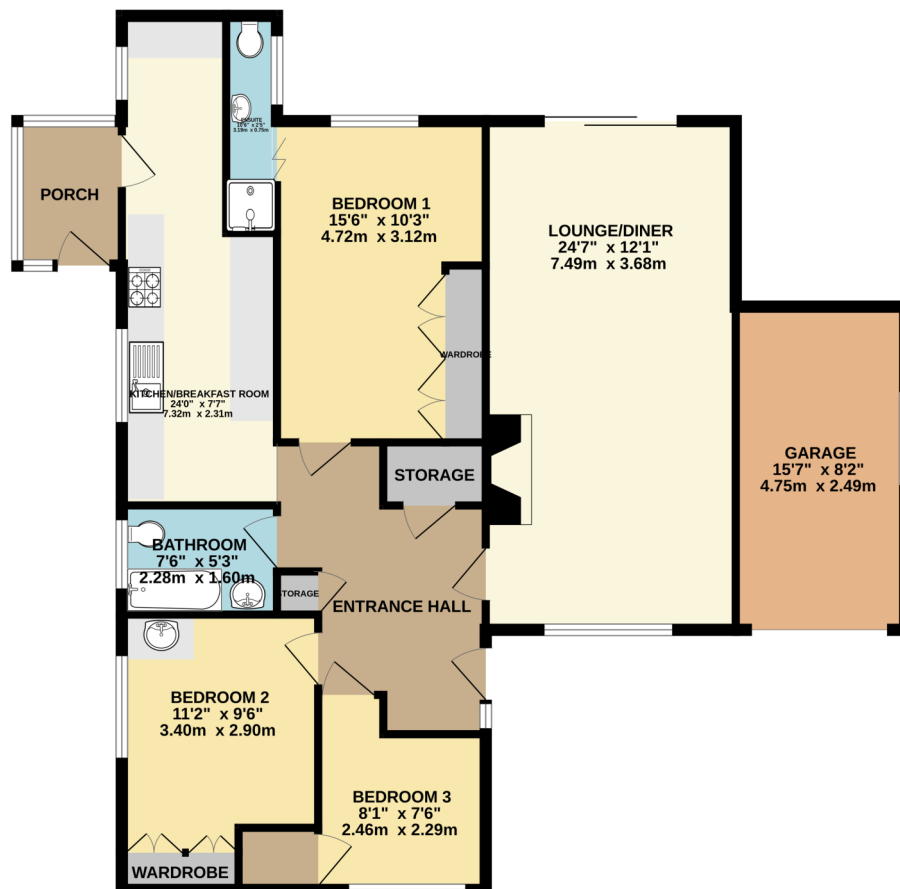
Is located within the Dartmoor National Park and is just a short distance from the open moors, ideal for those who enjoy outdoor pursuits. The village offers a bus service and the Burrator Inn public house. Yelverton is around a mile away with an abundance of amenities including a supermarket, petrol station and doctors surgery. Both Tavistock and Plymouth are a commutable distance and therefore ideal for connecting to these historic places.

YELVERTON

Yelverton is nestled in the heart of the Dartmoor National Park an 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.



GROUND FLOOR
1135 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 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.
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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.

SERVICES

Mains water, oil heating, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2025/2026 is £2505.48 (by internet enquiry with West Devon 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 2023.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete.

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

EPC TBC

