

**Guide Price £290,000**



**11 OTTOR ROAD, YELVERTON, DEVON, PL20 6FL**

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



## FULL DESCRIPTION

Lawson are delighted to market this beautifully appointed semi detached, low maintenance family home a level short walk from Yelverton village centre, with all of its shops, amenities and excellent transport links. The property benefits from well tended accommodation arranged over two floors, comprising; a composite front door leading to an entrance hall with wood effect flooring, carpeted stairs ascend to the first floor landing and a wooden door to the downstairs cloakroom; low level WC wash hand basin, tiled splashback, Chrome tower rail and an extractor fan. A wooden door leads to the open plan kitchen, living/dining area. The kitchen is fitted with a matching range of base and eye level storage cupboards with post formed work surfaces, space for a tumble dryer, plumbing for a washing machine, an integral Indesit electric double oven, four banner gas hob and filter canopy, integral fridge freezer and a wall mounted Worcester gas central heating boiler. The wood effect flooring continues into the lounge/dining room with a window to the rear elevation overlooking the landscape garden and patio doors. From the main hallway carpeted stairs ascend to the first floor landing with pull down loft access and a door to bedroom one; a spacious double with a pleasant outlook over neighbouring properties with distant countryside views, range of fitted wardrobes with sliding mirror doors shelving and hanging. Bedroom two, a further double, a window to the rear and bedroom three, a small double/large single with a window over looking the rear garden. The family bathroom is fitted to a high standard with a matching white three piece suite comprising a panel enclosed bath with a direct feed shower over and mixer tap, low level WC, pedestal wash hand basin, Chrome tower rail wood effect flooring.

Externally to the front of the property there are two parking spots, and a gateway and a path to the side, the rear garden has been landscaped to a high standard, with a flagged natural stone patio, area of AstroTurf and slightly elevated composite decked terrace and outside shed with power and water. To view this exceptional family home, please contact your office on 01752 791333. There is a service charge of £214.47 per annum.

## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection is FTTP.

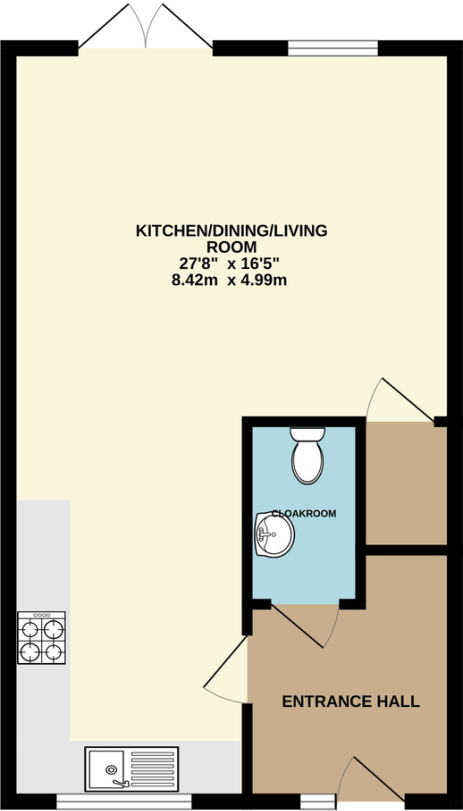
## YELVERTON

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.

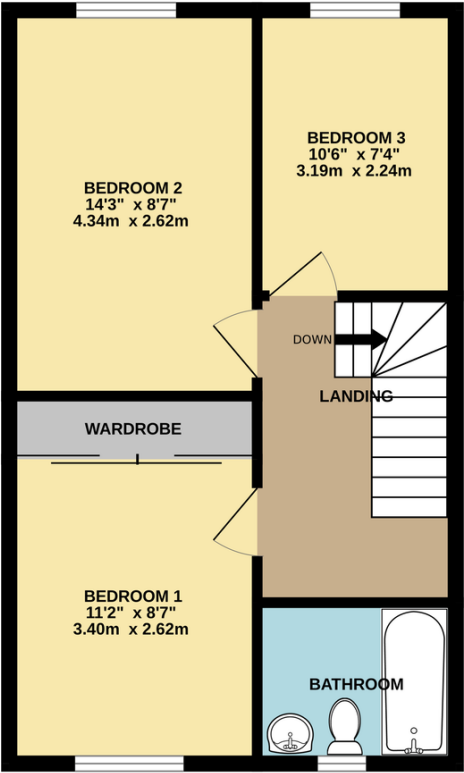


# FLOOR PLAN

GROUND FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.1 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, electricity and mains drainage.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2025/2026 is £2,220. 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 2025.

## 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). 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 incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

