



Beech Villas, Yelverton, Devon

Yelverton

Guide Price

£180,000

Lawson are delighted to market this beautifully appointed garden apartment in beech villas in the heart of Yelverton, just a very short walk from all shops, amenities and excellent transport links, this well appointed garden apartment has approached for a small flight of steps to the front door leading to an entrance porch with a glazed inner door to a very large hallway; with cloak hooks, wall lights and doorway to the sitting room; a spacious room with a large box bay window to the front elevation, a wooden fire surround, dado rail, kitchen, dining room, which is refitted to a high standard with a matching range of baseline level storage cupboards with post formed and roll top work surfaces, an electric Lamona cooker, four burner, gas hob, filter canopy, an extract extractor, a stainless steel sink drain unit with a mixer tap, a wall mounted combination boiler wood effect flooring and a stable door to the garden. Inner door opens to inner hallway with a bathroom refitted to an incredibly high standard, with a matching three piece suite comprising a panel enclosed bath with a direct feed shower unit over, low level WC, pedestal wash hand basin, easy, clean splash backs extractor, Chrome towel rail, a shaving light, door release to bedroom two, a large single with a double aspect. Bedroom one, a spacious double has a window to the rear elevation.

Externally to the front of the property, there's a small area front garden and from the kitchen. The stable door leads to the rear garden, which is fully wall, enclosed with an outside tap light, small lawn and a timber frame garage with folding doors, power light and a gateway to the service lane. The property is held on a lease hold basis, with approximately 996 years remaining, and has a service charge of approximately £1,587.23 per annum to include insurance.

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.

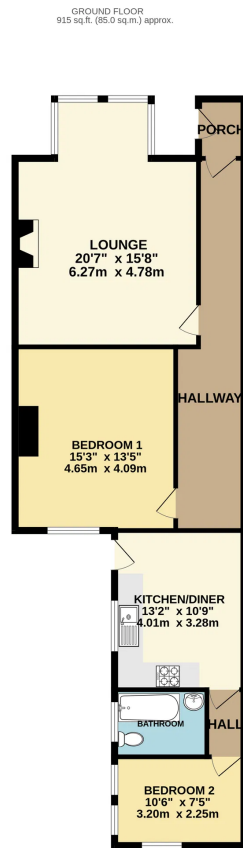
OUTGOINGS YELVERTON

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2025/2026 is £1800 approx (by internet enquiry with West Devon Council). These details are subject to change.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage good, broadband connection ADSL, FTTC.





TOTAL FLOOR AREA : 915 sq.ft. (85.0 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.

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



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient – lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient – higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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