



**7 Torbridge Road**

Horrabridge, Yelverton, Devon, PL20 7SD

**Guide Price £225,000**



### **Property**

'No onward chain' Semi-detached house in need of some improvement, situated in the popular Dartmoor village of Horrabridge, within easy access to local amenities and Tavistock town centre.

The accommodation briefly comprises: Entrance hall, sitting room/dining room, kitchen, rear lobby, good size garage, three bedrooms, bathroom, UPVC double glazing and gas fired central heating, gardens to front and rear.

### **Accommodation**

UPVC double glazed door leads to:

#### **Entrance Hall**

Staircase rises to the first floor, door to:

#### **Sitting Room/Dining Room**

**Sitting Room Area – 14' 8 x 11' 11 (4.47m x 3.62m) max**

**Dining Area – 9' 1 x 7' 4 (2.77m x 2.24m)**

Dual aspect room with UPVC double glazed window to the front with open aspect and views over the neighbouring countryside towards the moors and further UPVC double glazed window to the rear, fireplace with gas fire with back boiler, two radiators.



#### **Kitchen – 8' 8 x 7' 4 (2.64m x 2.24m) inc cupboard recess**

Wall and base cupboards, stainless steel sink unit with single drainer, space and plumbing for automatic washing machine and dishwasher, 4-ring electric hob and oven, UPVC double glazed window to the rear, understairs storage cupboard, door to:

#### **Rear Lobby – 11' 2 x 6' (3.40m x 1.84m)**

Useful room with coat hooks, panelled walls, external UPVC double glazed door providing access to the rear garden, two UPVC double glazed windows to the rear, internal door providing access to the garage.



**Garage – 16’ 8 x 11’ 10 (5.07m x 3.61m)**

A large average garage with up and over door, workbench.

From the entrance hall, staircases rises to:

**First Floor Landing**

UPVC double glazed window to the side, access to the loft space via ladder, doors to:

**Bathroom – 5’ 11 x 5’ 5 (1.80m x 1.64m)**

Coloured suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level w.c., obscure UPVC double glazed window to the rear.

**Bedroom 3 – 8’ 8 x 5’ 11 (2.65m x 1.80m)**

UPVC double glazed window to the front with open views over the surrounding countryside towards the moors.

**Bedroom 2 – 8’ 11 x 8’ 8 (2.72m x 2.64m)**

UPVC double glazed window to the rear.

**Bedroom 1 – 14’ 8 x 8’ 10 (4.47m x 2.70m) max**

Fitted wardrobes, airing cupboard with domestic hot water cylinder, UPVC double glazed window to the front with moorland views.

**Outside**

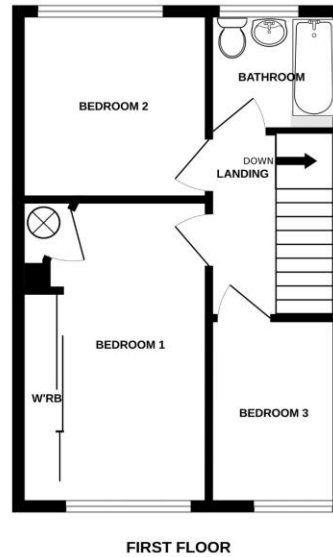
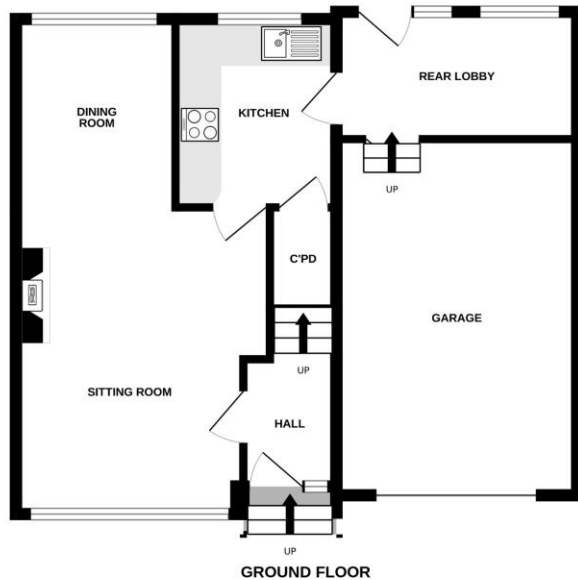
To the front of the property there is a driveway providing off road parking and leads to the garage.

The rear garden is two tiered with paved seating area and loose chipping/clothes drying area.

**Council Tax Band: C**

**Local Authority: West Devon Borough Council**


**Postcode for SatNav: PL20 7SD**



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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

**VIEWINGS STRICTLY BY APPOINTMENT**

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