



## **6 Chapel Close**

Horrabridge, Yelverton, Devon, PL20 7SL

**Price Guide £285,000**





### **Property**

Much improved semi-detached house, situated in a small cul-de-sac in the heart of a popular Dartmoor village, close to amenities. Internal viewing strongly recommended.

The property briefly comprises: Porch, hall, sitting room, kitchen/dining room, w.c., garden room, three first floor bedrooms, garage, off road parking, garden, UPVC double glazing, mains gas central heating, solar panels.

The property has had numerous improvements by the current vendors since their ownership in 2017, some of which include the installation of a modern kitchen and bathroom suite, many replacement UPVC windows, central heating system including Worcester boiler and fire, new roof and the installation of solar panels with pay back from the grid.

### **Accommodation**

UPVC double glazed door leads to:

#### **Porch**

Glazed door with side panel leads to:

#### **Hall**

Two under stairs storage cupboards, staircase rises to the first floor, radiator.

#### **Sitting Room – 15' 11 x 11' 7 (4.84m x 3.53m)**

Large UPVC double glazed window to the front, fireplace housing gas fire, radiator.

#### **Kitchen/Dining Room – 17' 11 x 9' 11 (5.45m x 3.00m)**

Bright and airy room which has been fitted with a range of wall and base cupboards, stainless steel sink with mixer taps, 5-ring gas hob with electric double oven, space and plumbing for dishwasher,



### **Kitchen Continued**

two UPVC double glazed windows to the rear overlooking the garden, space for fridge/freezer, radiator.

### **Rear Lobby**

With access to the garden room and:

### **Ground Floor W.C.**

With w.c., window to the rear, part panelled walls and radiator.

### **Garden Room – 11' 7 x 5' 9 (3.54m x 1.76m)**

This room could benefit from some improvement, some of the UPVC double glazed windows need replacing etc, polycarbonate roof, doors providing access to the garden, radiator.

From the hall, staircase rises to:





### **First Floor Landing**

Good size linen cupboard with shelving, access to loft space, radiator.

### **Bedroom 3 – 8' 10 x 6' 12 (2.69m x 2.13m)**

UPVC double glazed window to the front, built-in storage cupboard with shelving, radiator.

### **Bedroom 1 – 11' 11 x 10' 7 (3.64m x 3.22m)**

Large UPVC double glazed window to the front, built-in wardrobes/cupboards with hanging rail and shelving, radiator.

### **Bedroom 2 – 11' 10 x 9' 6 (3.61m x 2.90m)**

UPVC double glazed window to the rear overlooking the garden, built-in wardrobes with hanging rail and shelving, radiator.

### **Bathroom – 7' 10 x 5' 2 (2.40m x 1.58m)**

Fully tiled walls, fitted with a modern white suite comprising panelled bath with shower attachment and mixer taps, low level w.c., wash hand basin in vanity unit with cupboard below, electric shavers point, heated towel rail, obscure UPVC double glazed window to the rear, radiator.



### **Outside**

At the front of the property a driveway provides off road parking and leads to:

### **Garage – 16' 11 x 9' (5.15m x 2.75m)**

With up and over door, light and power connected, plumbing for automatic washing machine, wall mounted Worcester gas combination boiler, solar panel battery, service door provides access to the rear lobby.

### **Garden**

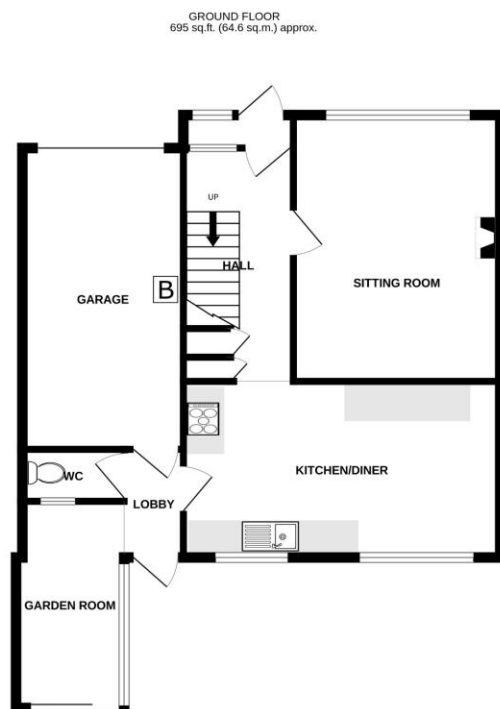
The front garden has a specimen tree and small lawn. The principal garden is at the rear of the property with level lawn and patio/seating area. The garden is fully enclosed by timber fence panels.

### **Solar Panels**

Have been purchased and not subject to a lease agreement, with payback tariff. Further information available on request.

**COUNCIL TAX:** Band C

**LOCAL AUTHORITY:** West Devon

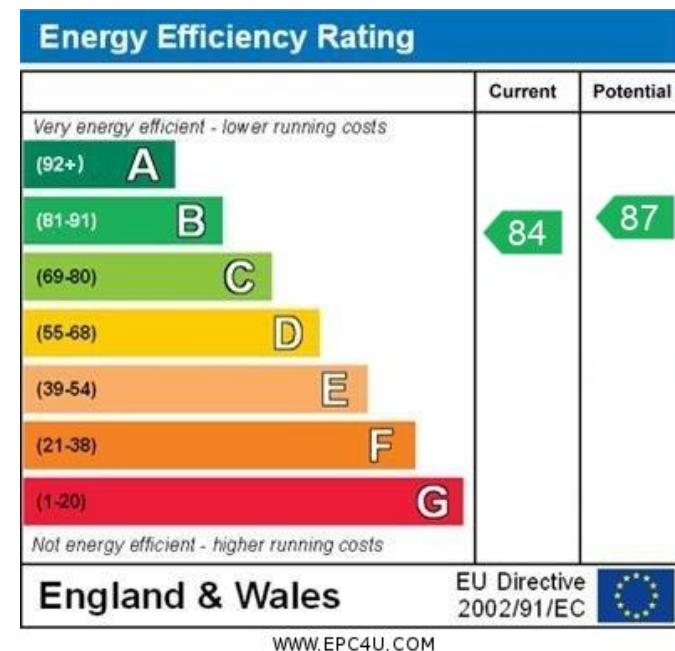


TOTAL FLOOR AREA : 1125 sq.ft. (104.5 sq.m.) approx.

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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#### VIEWINGS STRICTLY BY APPOINTMENT

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