

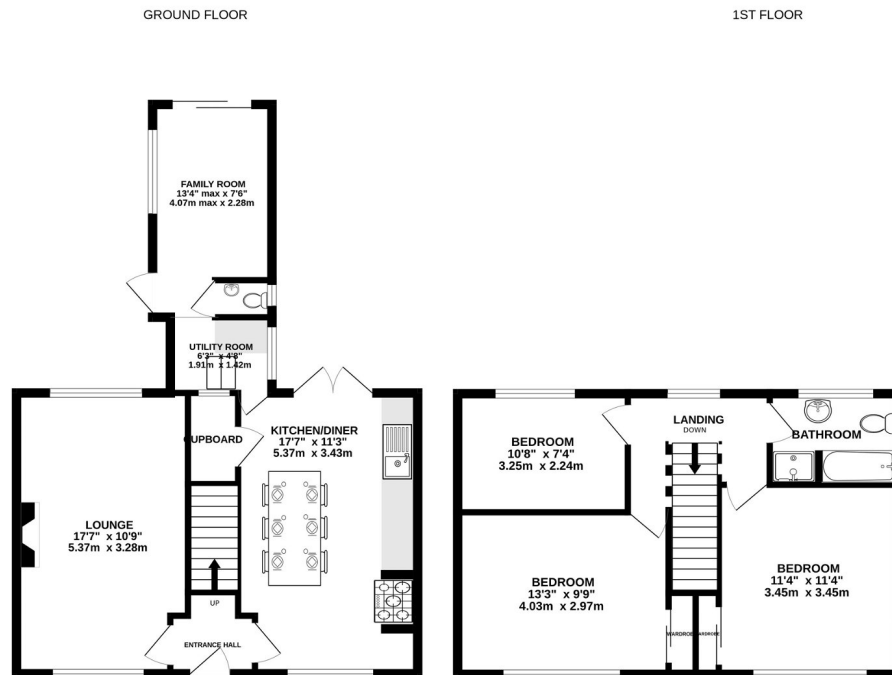
Walkhampton, PL20

Guide Price £300,000

3 1 2



- Three Good-Sized Bedrooms
- Double Aspect Lounge
- Modern Kitchen/Dining Room
- Utility Room
- Family Room
- Modern Family Bathroom
- Well Established Front and Rear Gardens
- Panoramic Views Over Dartmoor
- Driveway
- Popular Village Location



CHURCH VIEW, WALKHAMPTON, YELVERTON, PL20

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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A well presented and deceptively spacious three bedroom house with well established rear garden offering stunning panoramic views over Dartmoor and driveway providing off road parking situated in popular cul- de-sac location in the pretty village of Walkhampton.

The property is approached via **Driveway** providing off road parking for one vehicle with shared pathway to side with gate to rear garden and footpath to a **Well Stocked Front Garden** and **Covered Front Entrance** with door to:

Entrance Lobby: Stairs to first floor landing and doors to ground floor rooms. **Double Aspect Lounge:** overlooking the front and rear garden with chimney breast and fire display recess with tiled hearth.

Modern Double Aspect Kitchen/Dining Room: Matching range of floor and wall mounted with space for double range style cooker and hob, worktops with inset sink and drainer, space for freestanding fridge/freezer, ample room for entertaining and space for large table and chairs, ceiling spot lighting, wall mounted 'Worcester Bosch' combi boiler, French doors overlooking and leading to a large wrap around timber decked terrace and lawned rear garden. Door to: **Utility Room** with storage units and worktops with window to side and steps leading down to a handy **Downstairs Cloakroom and Double Aspect Family Room** overlooking the garden with door to play area and lawn and raised timber decked terrace.

On the first floor are **Three Good-Sized Bedrooms** all with double glazed windows and radiators, two of which benefit from fitted double wardrobes. **Modern Family Bathroom:** Matching suite in white comprising panel enclosed bath, walk in shower, pedestal wash hand basin and low flush W.C and double glazed window to rear.

Well Established Rear Garden: Raised timber decked terrace which wraps around the family room perfect for relaxing and taking in the stunning panoramic views over Dartmoor. Children's play area to side providing access to the lawn with flowerbeds stocked with plants, trees and shrubs, greenhouse and hardstanding area for wooden timber shed or summer house.

The village itself has a pub, the Walkhampton Inn, dating from the 17th century, and a primary school named Lady Modiford's School which was founded in 1719. Walkhampton church, which is Grade I listed, is on an ancient elevated site about half a mile north-west of the village. The market town Tavistock is less than 4.5 miles away with the villages of Yelverton, Horrabridge and Dousland all nearby.