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16, The Beeches



Yelverton shops 350 yards • Tavistock 6 miles • Plymouth 9.5 miles • What3words.com ///ruffling.radar.expansion • For detailed directions, please contact the office.

**A chain-free, spacious 2-bedroomed, second-floor apartment for those aged over 55, in a superbly convenient location close to Yelverton's many facilities and amenities.**

- Spacious Second Floor Apartment
- Well-presented, High-specification Finish
- Over 55's Retirement Living
- 2-Bedroom, Open-plan Accommodation
- Communal Gardens, Residents' Parking
- Close to Shops and Facilities
- No Onward Chain
- Leasehold 125 Years (108 Years Remaining)
- Service Charge, Ground Rent: £1,600/annum
- Council Tax Band: B

**Guide Price £165,000**

### SITUATION

This incredibly appealing over-55's retirement living apartment is located in an extremely convenient position within yards of Yelverton shops and facilities. The property would be ideal for those looking to have the full range of Yelverton's amenities and transport connections immediately at hand whilst retaining complete independence.

Yelverton is an extremely popular and sought-after village on the fringe of Dartmoor National Park which provides an excellent range of day-to-day amenities, with the parade of shops featuring a mini-supermarket, local butchers, delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery, as well as a selection of eateries and a popular Free House, The Rock Inn. For the sports enthusiast, there are golf, cricket, tennis and bowling clubs. In all, Yelverton offers a very high standard of living with a wonderful sense of community. There is a regular bus service to both Tavistock and Plymouth, where the national rail network provides connections to London and countless other destinations. The thriving town of Tavistock, only 6.5 miles away, offers a superb range of shops, schools and facilities, including the sought-after private and independent school, Mount Kelly, whilst Plymouth city centre is located 10 miles to the south.

### DESCRIPTION

We are delighted to bring to the market this splendid, well-presented two-bedroom apartment which is conveniently located for Yelverton's shops and facilities and offered with no onward chain. It has been tastefully finished with modern fixtures and fittings, neutrally decorated and has plenty of natural light throughout. Located on the second floor and accessible via an entry phone, this apartment benefits from a good degree of privacy whilst enjoying the benefits of communal gardens and off-road parking in the residents' parking area.

### ACCOMMODATION

You approach the building directly from the car park where the entrance is accessed via an

entry phone. Stairs and a lift are available to the second floor and open out onto a communal hallway, where you enter the apartment into a central hall that leads off into each room, including a spacious, open-plan sitting room/kitchen with sufficient space to create a dining area, a bathroom, principal double bedroom and a second bedroom. The kitchen is finished with a good range of contemporary base-level and wall-mounted cupboards and cabinets, with the worktop incorporating a 1.5-bowl sink and drainer, an electric fan oven with a 4-ring ceramic hob and a stainless-steel extractor over, in addition to an integrated fridge/freezer and washer-drier machine. The kitchen flows into a spacious, bright sitting room with views of several Tors to the front aspect, which can easily accommodate a dining area. Along the hallway, there is a modern bathroom featuring a 3-piece white suite, comprising a walk-in bath with a shower over, WC and a wash basin, plus a heated towel rail, finished with white tiles. Overlooking the front aspect with views of Dartmoor is a good size double bedroom, and a second bedroom currently utilised as a dining room. The property has been proudly maintained and is presented to a high standard.

### OUTSIDE

Residents enjoy the use of pretty communal gardens on two sides, and there is a car park providing parking spaces to residents and visitors on a first-come, first-served basis.

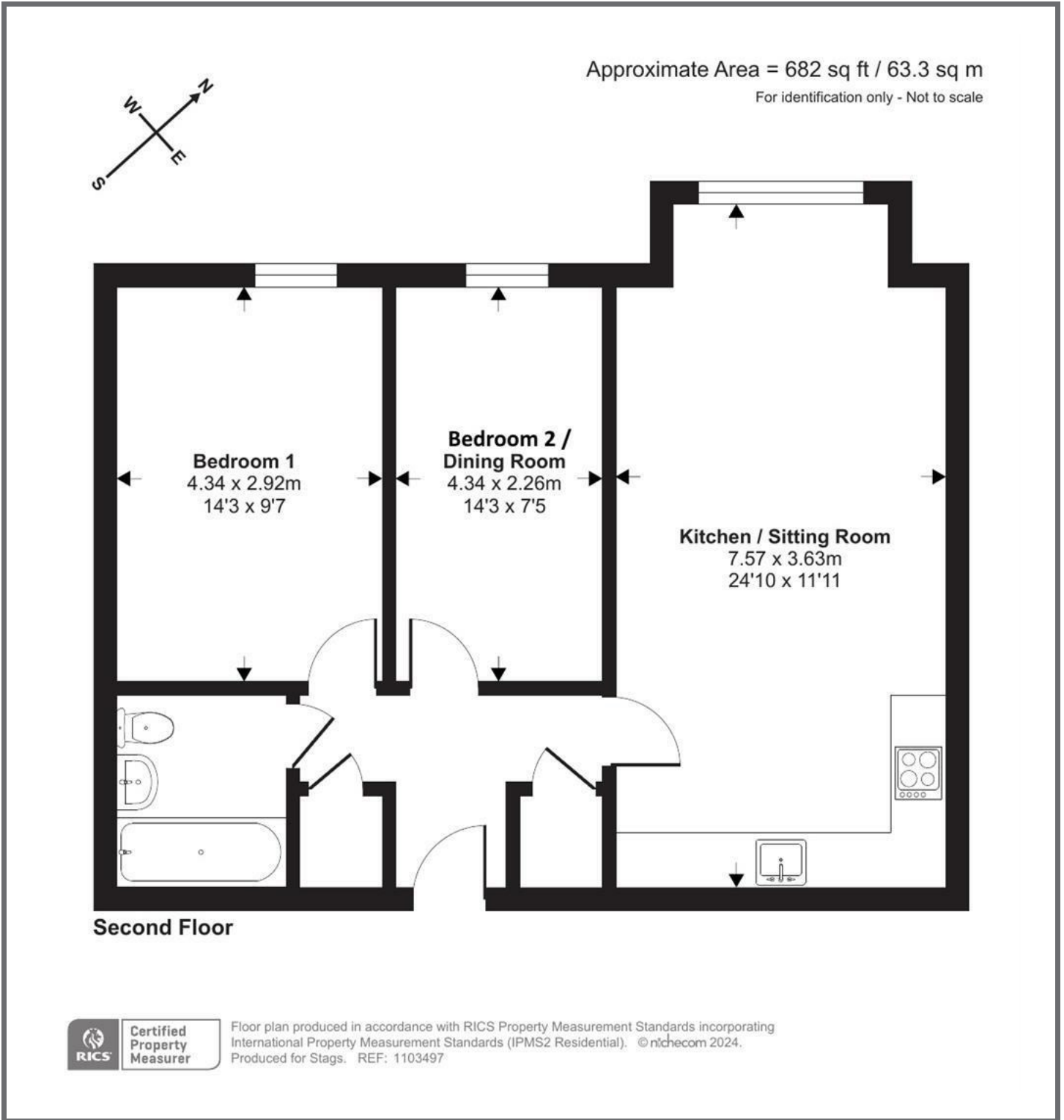
### SERVICES

Mains electricity, water and drainage are connected, with gas fired central heating throughout. Please note that the agents have neither inspected nor tested these services. Superfast broadband is available and mobile/data services are available through all four major providers (Source: Ofcom's online service checker).

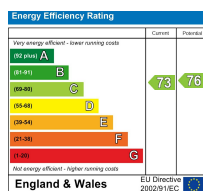
### TENURE

The property is offered with the remainder of a 125-year lease which commenced in January 2007 (108 years remaining). We understand that the service charge is £1,400 per annum and there is a ground rent of £200 per annum. There is a separate charge for buildings insurance - £124.14 in 2024.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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