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16 Chapel Meadow



Yelverton 2.2 miles • Tavistock Town Centre 6.5 miles • Plymouth 10 miles • What3Words///lectured.rested.imply • For detailed directions please contact the office.

Two bedroom mid-terrace property, set in the village location of Buckland Monachorum with a conservatory and the added benefit of a single garage.

- 2-Bedroom Property
- Popular Village Location
- Quiet Cul-de-Sac Position
- Bright, Well-presented Accommodation
- Modern Interior with UPVC Windows
- Open-plan Kitchen/Dining
- Private, Enclosed Rear Garden
- On Street Parking and Garage
- Council Tax Band: C
- Freehold

Guide Price £235,000

### SITUATION

This mid-terrace property is situated in the heart of Buckland Monachorum, a quiet and characterful village in West Devon, served by a popular pub and restaurant, the Drake Manor Inn, and a sought-after, Ofsted "Good"-rated Primary School. The village has strong links to the notable history of the local area, with Buckland Abbey, Sir Francis Drake's Elizabethan-era home and now a National Trust property, and the village's historic church, St Andrew's, houses the tombs of the Drake Family. For all day-to-day amenities, Yelverton is just 2 miles away that has a parade of shops featuring a mini-supermarket, local butchers, delicatessen, cafe and pharmacy. For all sports enthusiasts, there are golf, cricket, tennis and bowling clubs close by. The market town of Tavistock is 6 miles to the north and the maritime city of Plymouth lies 10 miles to the south.

### DESCRIPTION

This charming mid-terrace property offers a blend of traditional style and modern convenience, set within a sought-after village whilst still being within easy reach of local amenities and beautiful surrounding countryside. It is well proportioned, with good size rooms and the added benefit of a private garage. The property has been well-presented throughout and has an enclosed garden with patio area that is not over-looked, perfect for alfresco dining and entertaining. This would make an ideal prospect for first-time buyers, professionals, young family, and those downsizing or possibly someone looking for an investment opportunity.

### ACCOMMODATION

You enter the property through a storm porch into a hallway, where there are stairs adjacent leading up to the first-floor. Directly to the left, is a bright and spacious sitting room with front-facing views and features an attractive stone fireplace housing an open fire with a slate hearth. As you continue through to the rear of the property, the kitchen is equipped with a good range of cupboards and cabinets with wooden worktops over incorporating a stainless-steel sink with drainer, a 4-ring

ceramic hob and a Beko oven beneath, there is also space for a free-standing fridge-freezer and washing machine. In addition, there is space for a dedicated dining area to one end, and French doors that lead out to a conservatory, which in turn provides direct access to the rear garden. The kitchen enjoys splendid views over the rear garden and has been tastefully finished in a contemporary style.

Upstairs there are two double bedrooms and family bathroom. The principle bedroom located to the front of the property is a generous size and has the added benefit of a built-in wardrobe and storage cupboard. Adjacent, is a further good size bedroom with superb views overlooking the rear garden and could serve for multiple uses including a home office. Completing the upstairs is a family bathroom comprising a white 3-piece suite with fitted units incorporating a basin and WC, bath with an electric Mira shower, and an airing cupboard providing additional storage.

### OUTSIDE

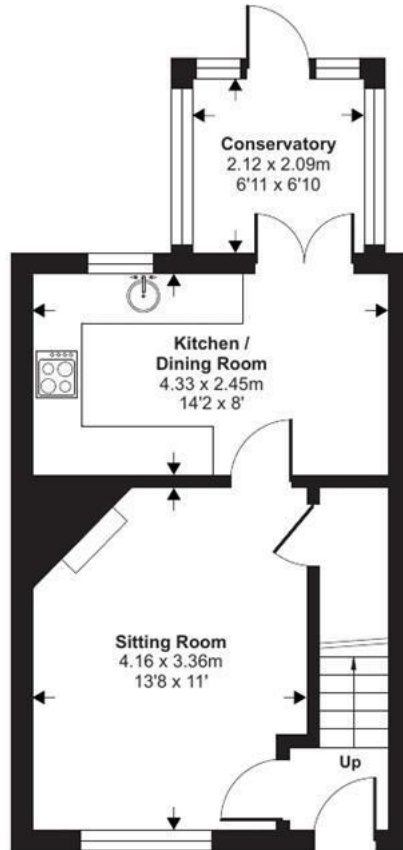
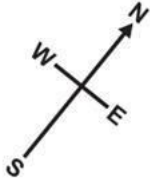
The property is approached by a shared courtyard that has a designated single garage en-bloc that provides additional parking or the potential for a workshop. To the rear of the property, there is a well-maintained garden, mainly laid to lawn with decorative pave stones creating a path up one side, and planted borders offering a variety of specimen shrubs and colour flowers, all enclosed by timber fencing. Within the garden, there is a paved sun terrace that can be accessed directly from the conservatory and a thoughtfully designed rockery display to the far end. Whether you are a gardening enthusiast or simply enjoy spending time outdoors, this garden offers a peaceful and private space to relax and enjoy the surroundings.

### SERVICES

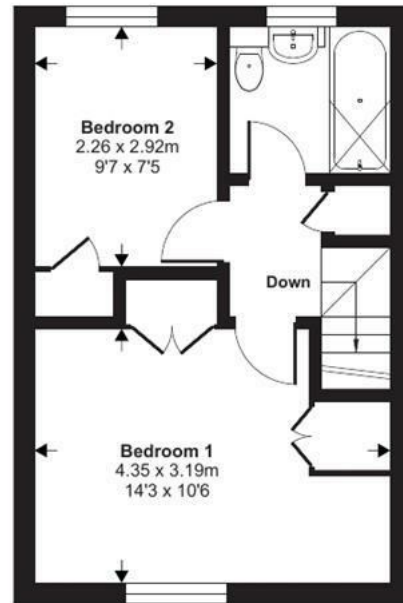
Mains water, electricity, and drainage are connected. We understand a new electric boiler was installed January 2023. Superfast broadband is available and limited mobile voice services (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.



Approximate Area = 683 sq ft / 63.4 sq m  
 Garage = 176 sq ft / 16.3 sq m  
 Total = 859 sq ft / 79.7 sq m  
 For identification only - Not to scale



Ground Floor

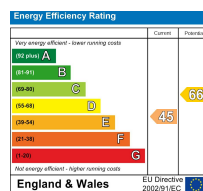


First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1169829

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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