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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 £230,000**

### 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.

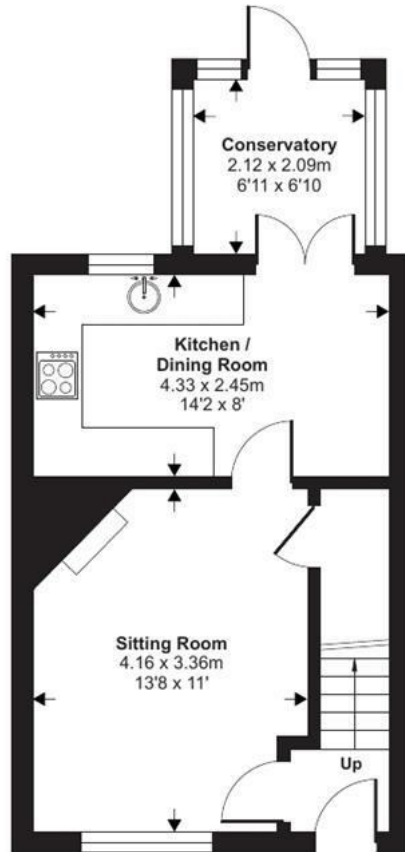
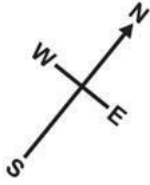
### SERVICES

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

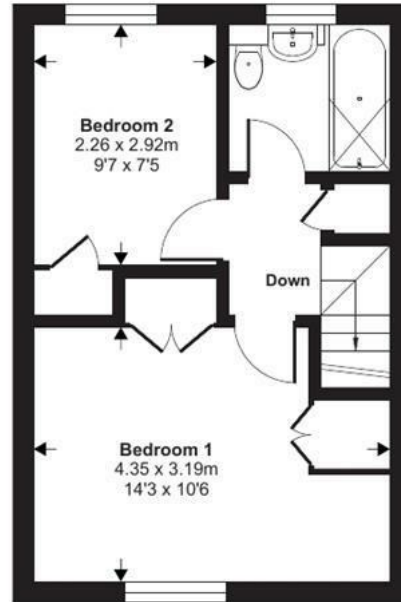


Approximate Area = 683 sq ft / 63.4 sq m  
 Garage = 176 sq ft / 16.3 sq m  
 Total = 859 sq ft / 79.7 sq m

For identification only - Not to scale



Ground Floor

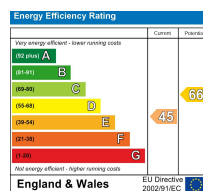


First Floor



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

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Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458

tavistock@stags.co.uk

stags.co.uk