



Trenance



STAGS

Trenance Dousland

Yelverton, Devon, PL20 6BA

Yelverton Parade 500 yards • Roborough Down 750 yards •
Tavistock 6 miles • Plymouth 9.5 miles (Derriford 6.4 miles)

With no chain, a handsome and characterful 3/4-bedroom home with pretty gardens, drive and garage, located within a short level distance of local amenities and open moorland.

- 3/4-bedroom Detached House
- Original Character Throughout
- Close to Yelverton Parade
- Tarmac Driveway, Large Garage
- Council Tax Band: F
- 3 Receptions and Conservatory
- Extremely Conveniently Located
- Sizeable Side and Rear Gardens
- No Onward Chain
- Freehold

Guide Price £595,000

SITUATION

This property is located in a hugely convenient and accessible position, within level walking distance of Yelverton's parade of shops (500 yards), facilities and transport links. Roborough Common is within half a mile, Tavistock is 6.2 miles to the north, the centre of Plymouth is 10 miles to the south and Derriford Hospital is within 6.5 miles.

Yelverton is a popular village on the fringe of Dartmoor National Park, offering a high standard of living and a wonderful sense of community. There is an excellent range of day-to-day amenities and a parade of shops featuring a butcher, delicatessen, cafes and pharmacy. There is also a GP surgery, a dentist, Texaco fuel station, hairdressers and the Rock Inn, as well as excellent primary schools in the surrounding villages, and both state and private education is available in Tavistock and Plymouth, with excellent bus services connecting the two. For sports enthusiasts, there are golf, cricket, tennis and bowling clubs.

DESCRIPTION

This extremely comfortable and versatile, individual home is believed to date to around 1930, having retained numerous features of the period, and is now offered to the market, chain-free, for the first time in 25 years.



There is excellent scope for modernisation and/or remodelling, in order for an incoming owner to create a home to suit their own tastes and requirements. The 3/4-bedroom accommodation amounts to over 1,900sq.ft and is characterised by bright, well-proportioned rooms, many of which enjoy an outlook over the property's side and rear gardens. The property is also complete with a driveway and a large detached garage, making this a very appealing and well-rounded home in a hugely convenient position, suitable for a number of lifestyles.

ACCOMMODATION

The house is accessed beneath a canopied porch into a central hallway. The ground floor briefly comprises: a wonderful, triple-aspect sitting room with an open fireplace; an adjoining triple-aspect conservatory leading out to the gardens; a dedicated dining room with a fitted library wall, parquet flooring and an original serving hatch to the kitchen.; the kitchen, which features units with roll-top worksurfaces, an oil-fired Aga with two hotplates and a double oven, and space for an electric cooker; a separate scullery with spaces for the laundry appliances and a pantry cupboard; a breakfast room; a study/hobbies room overlooking the garden, which could serve as a fourth bedroom; an adjacent cloakroom (formally a ground floor shower room), and a further WC.

Off the galleried first-floor landing are three double bedrooms, including a dual-aspect master with fitted wardrobes, an en-suite shower room and a further walk-in dressing area, plus the family bathroom and separate WC.

OUTSIDE

The house is approached over a tarmac drive which provides parking for up to three cars and leads to the detached garage. There is a small shrub garden to the front whilst the rear garden is primarily laid to lawn and interspersed with mature rhododendrons and a beautiful, large magnolia tree. Within the garden are three timber tool sheds. The garden offers excellent scope for keen horticulturists and those who may wish to grow their own produce. There are well-stocked borders and an area previously used for soft fruit. In total, the plot approaches a quarter of an acre.

SERVICES

Mains water, drainage and electricity. Oil-fired central heating. Ultrafast broadband is available, and mobile voice/data services are available through all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTE

Our client has obtained a concrete screening test which confirms that no Mundic block is present.


VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with Stags. The What3words.com reference is ///huddling.rules.aced. For detailed directions, please contact the office.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		28	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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