



1 Hazel Grove

1, Hazel Grove, Yelverton, Devon PL20 6DX



- Yelverton Parade 500 yards • Roborough Down 750 yards • Tavistock 6 miles • Plymouth 9.5 miles (Derriford 6.4 miles)
- What3words [///perfectly.propose.ripen](#)
- For detailed directions, please contact the office.

A 4-bedroom Victorian mid-terraced property with just under 1,700 SQ. FT. of accommodation situated in the sought-after location of Yelverton within walking distance to all its amenities.

- 4-Bedroom Family Home
- Victorian Era Mid-Terraced
- Just Under 1,700 SQ FT
- Character Features Throughout
- Family Bathroom
- Master En-Suite
- Reverse Accommodation
- Sought-After Location
- Freehold
- Council Tax Band: D

Guide Price £325,000

SITUATION

This property is located in a hugely convenient and accessible position, within 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

Located in the sought-after village of Yelverton, this charming Victorian townhouse offers just under 1,700 sq. ft. of characterful accommodation across three floors. Featuring high ceilings, spacious rooms, and breathtaking moorland views. The property boasts four generously sized bedrooms and reception rooms, providing flexible living space. Conveniently situated within walking distance of Yelverton's amenities, this is a rare opportunity to acquire a home of distinction in a prime location.

ACCOMMODATION

Stepping through the large wooden front door with a glass semi-circle window, you enter a welcoming porch with mosaic-tiled flooring. A beautiful stained-glass inner door leads into the spacious entrance hall, where period features set the tone for this characterful home. The ground floor hosts two well-proportioned bedrooms. The current master bedroom boasts a bay window overlooking the front garden, high ceilings, picture railing, and pine floorboards, while the second bedroom benefits from an en-suite shower room and a

fire escape access. The hallway also provides ample under-stairs storage. Ascending to the first floor, a spacious landing leads to the impressive living room, featuring a large bay window with breath-taking moorland views, a disused open fireplace, and double doors opening into the kitchen/diner. The kitchen offers wooden flooring, a generous range of units, built-in appliances, free standing white goods, and space for a dining table and American-style fridge freezer. On the second floor, a spacious landing houses a large built-in storage cupboard and the combi boiler. The family bathroom includes a bath, shower, toilet, and basin. The fourth bedroom, is a double and once again features moorland views. The third bedroom is generously sized, with a walk-in wardrobe and large window showcasing scenic views across the moors and rooftops of Harrowbeer Lane. This beautifully proportioned Victorian townhouse combines elegant period features with modern convenience, all within walking distance of Yelverton's excellent amenities.

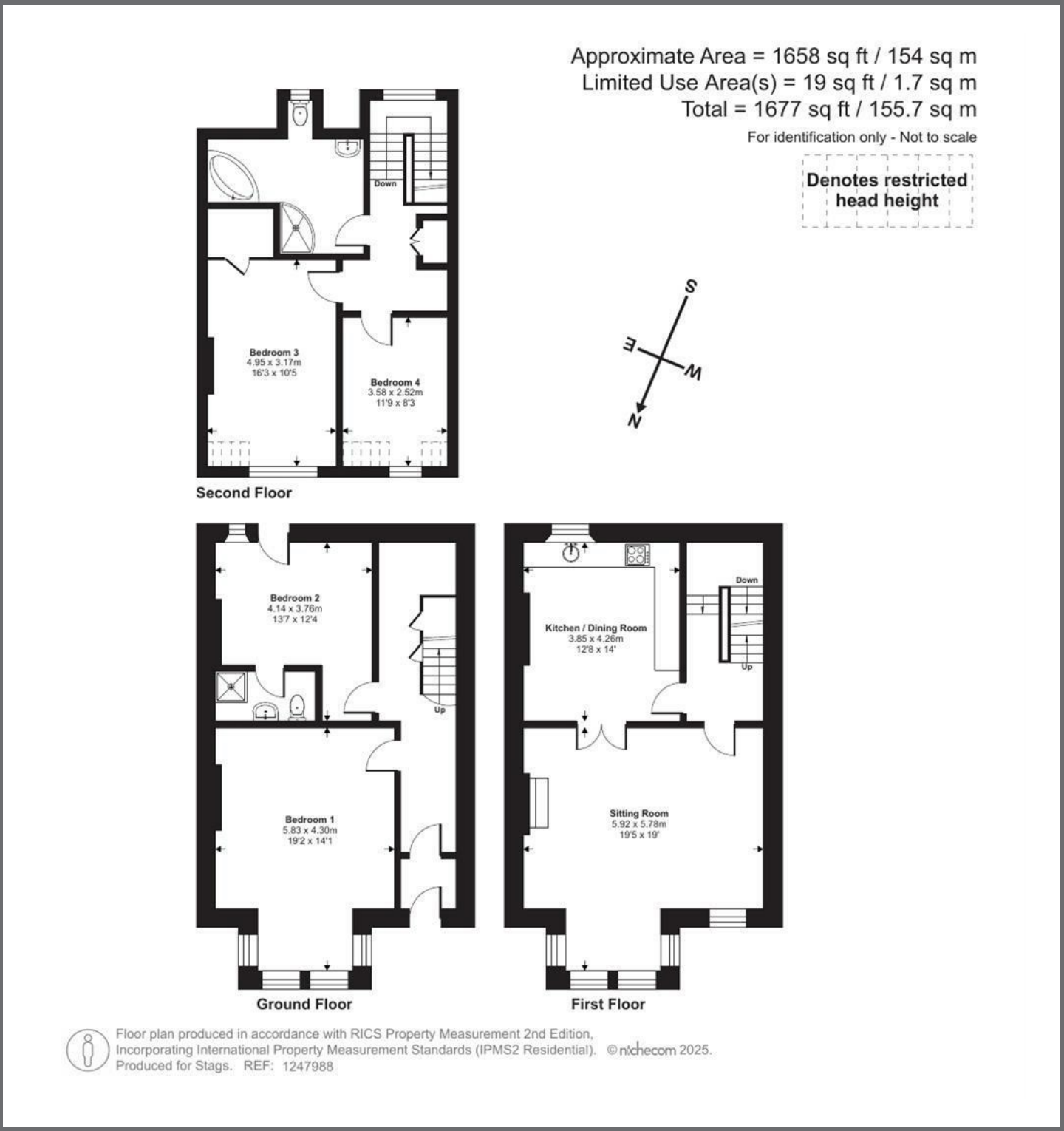
OUTSIDE

The property is approached via the front garden. A patio seating area to the left provides the perfect spot to relax and enjoy the sunshine, surrounded by mature plants and trees, including a beautiful cherry blossom tree. Steps lead up to the front door and porch. On-street parking is conveniently available directly outside the property.

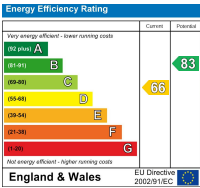
SERVICES

Mains water, gas, electricity and drainage are connected, with gas central heating throughout. Ultrafast broadband is available. Four of the major providers are available with good mobile voice, signal/data services (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.





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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