



8 Devon Tors



Yelverton Parade 200 Yards • Open Moorland 400 Yards • Tavistock 5.8 miles • Plymouth 9.5 miles • What3words reference: ///retail.alarm.vessel • For detailed directions, please contact the office.

A good-sized, 1-bedroom, second-floor flat with a brand-new, 155-year lease, within walking distance of Yelverton's amenities and transport links, and open moorland.

- Second Floor 1-Bedroom Flat
- Newly Extended 155-Year Lease
- Off-Road Parking Available
- Ideal First-time Buy or Investment
- Easy Access to Local Amenities
- Close to Open Moorland
- Service Charge £1,365
- No Ground Rent, Insurance £436
- No Chain
- Council Tax Band: A

Guide Price £105,000



SITUATION

This property is located on the second floor of a prominent period building which is conveniently located in the heart of Yelverton, on the fringe of Dartmoor National Park, within easy walking distance of the village's amenities, facilities and transport links, as well as open moorland at Roborough Common.

Yelverton itself is an extremely popular and sought-after village on the fringe of Dartmoor National Park, providing 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.

DESCRIPTION

This 1-bedroom, second-floor apartment is offered to the market with a brand new 155-year lease and no onward chain. The property would make an ideal first-time or investment purchase, or would otherwise suit those looking to downsize and those looking for a pied-à-terre on the fringe of Dartmoor.

The building is accessed through a communal entrance hallway with an entry phone system. Stairs rise to the second floor where this flat is found. The internal accommodation is then comprised as follows: a central hallway; a well-proportioned sitting/dining room with a window overlooking the property's front aspect; a kitchen, comprising low-level units running into the eaves with a 4-ring Bosch hob and single oven; a good-sized

double bedroom with a window looking out over the rear of the property, and; a bathroom fitted with a three-piece suite, to include a bath with Triton electric shower over, washbasin, WC and heated towel rail. Some views over the village towards surrounding countryside are available to both the front and rear of the property.

There is plenty of free and unallocated parking in front of the property.

SERVICES

Mains electricity, water and drainage. Heating is via Night Storage Heaters. Ultrafast broadband is available, and mobile voice/data services are available via all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

TENURE

The property is held on a newly extended lease which commenced on 25th March 1991 and runs until 2180, providing a remaining term of 155 years (as of April 2025). There is no ground rent to pay. The yearly service charge for 2025 is £1,365 and the contribution to the building insurance was £436. In 2024, substantial work was carried out to the front exterior of the building, including repairing six bays, timber repairs, rendering, redecorating and roof repairs.

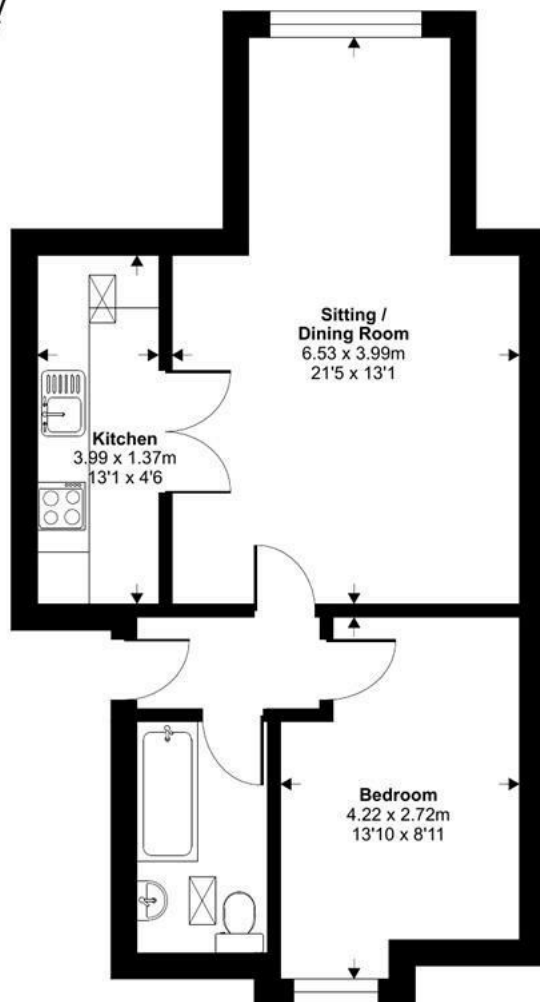
RESIDENTIAL LETTING

This property has a good rental history. If you are considering investing in this property as a buy-to-let, or are letting another property, and require advice on current rents or yields, or any other information on residential letting to ensure that you comply with existing and future regulations, then please contact a member of our lettings team on 01822 619818.



Approximate Area = 503 sq ft / 46.7 sq m

For identification only - Not to scale



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 858031

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

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