



21, Morley Drive





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Crapstone, Devon PL20 7UY

Open Moorland 0.5 miles • Yelverton 1.5 miles • Tavistock 6.5 miles • Plymouth 10.5 miles (Derriford Hospital 7 miles)

A beautifully finished and presented, bright and versatile home with a double garage, driveway and south-facing rear garden, in a well-regarded cul-de-sac within a sought-after Dartmoor village.

- Well-rounded Detached House
- Bright and Versatile Living Space
- Double Garage and Large Drive
- Edge of Dartmoor National Park
- Freehold
- 4 Double Bedrooms (One En-suite)
- Beautifully Finished and Presented
- South-facing Landscaped Garden
- Close to Tavistock and Plymouth
- Council Tax Band: F

## Guide Price £570,000

### SITUATION

This property is situated towards the end of a quiet and well-respected cul-de-sac on the edge of the village of Crapstone, facing south at the rear, with an open aspect beyond the garden over a neighbouring play park. Open moorland is accessible within half a mile, offering extensive opportunities for those interested in walking, riding or cycling directly from the doorstep, or with active families or energetic pets.

Crapstone is within easy reach of Yelverton (1.5 miles) and the thriving town of Tavistock (6 miles), and within commutable distance of Plymouth (10.5 miles), including the catchment of Derriford Hospital (7 miles) and the city's schooling options. Nearby Yelverton provides an excellent range of day-to-day amenities including a mini-supermarket, butchers, delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery. For sports enthusiasts, there are golf, cricket, tennis and bowling clubs.

### DESCRIPTION

This extremely comfortable and well-rounded property has been a cherished home to our clients for 20 years, during which time it has been extremely well maintained and continually improved, which should give any purchaser excellent peace of mind.





Notable improvements in recent years include a superb family room extension, new boiler, fully modernised bathroom suites and the creation of a paved sun terrace in the garden. The interior benefits from wonderful natural light, and is finished and presented in superb condition, offering versatile living space which should appeal to young and growing families as well as those downsizing or seeking a high-quality yet low-maintenance home.

Complementing the house externally is a pretty, landscaped south-facing garden, plus a large driveway and a detached double garage, making this a very appealing and well-balanced home suitable for a variety of lifestyles and requirements.

### ACCOMMODATION

The living accommodation can be briefly summarised as follows: an entrance hallway; the principal sitting room, which is centred around an inset gas fireplace; the impressive, dual-aspect family room extension, which has patio doors to the sun terrace and could serve as a dining room, hobbies room, home office or games room; the kitchen/dining room, with a bay window overlooking the rear garden; an adjacent utility room; a study or fifth bedroom, which could also serve as a snug, play room or dining room; a cloakroom; four first-floor double bedrooms, of which three have an open view over the neighbouring play park and the master is served by a walk-through dressing area, with extensive fitted wardrobes, and a tasteful, contemporary en-suite shower room, and; the stylish, modern family bathroom.

The kitchen is equipped with a very good range of units with black granite worktops incorporating a Cooke and Lewis 1.5-bowl composite sink and drainer. Appliances include a built-in Baumatic microwave and a Belling range cooker with a 7-ring gas-fired hob, double oven and grill, and a Stoves extractor hood.

### OUTSIDE

To the front of the house is a tarmac driveway, which provides space for up to four vehicles, plus a detached double garage with power, lighting and pitched overhead storage, and a well-kept front garden. There is access around the house to the rear garden, which is level, south-facing and principally laid to lawn with colourful shrub borders. Outside the extension is a paved sun terrace beneath a timber pergola with outside lighting, perfect for entertaining, relaxation or recreation.

### SERVICES

All mains-supplied services. Gas-fired central heating. Ultrafast broadband is available. Limited mobile/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.

### VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendors' agents, Stags. The what3words reference is [///kilt.crows.skyrocket](#). 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.

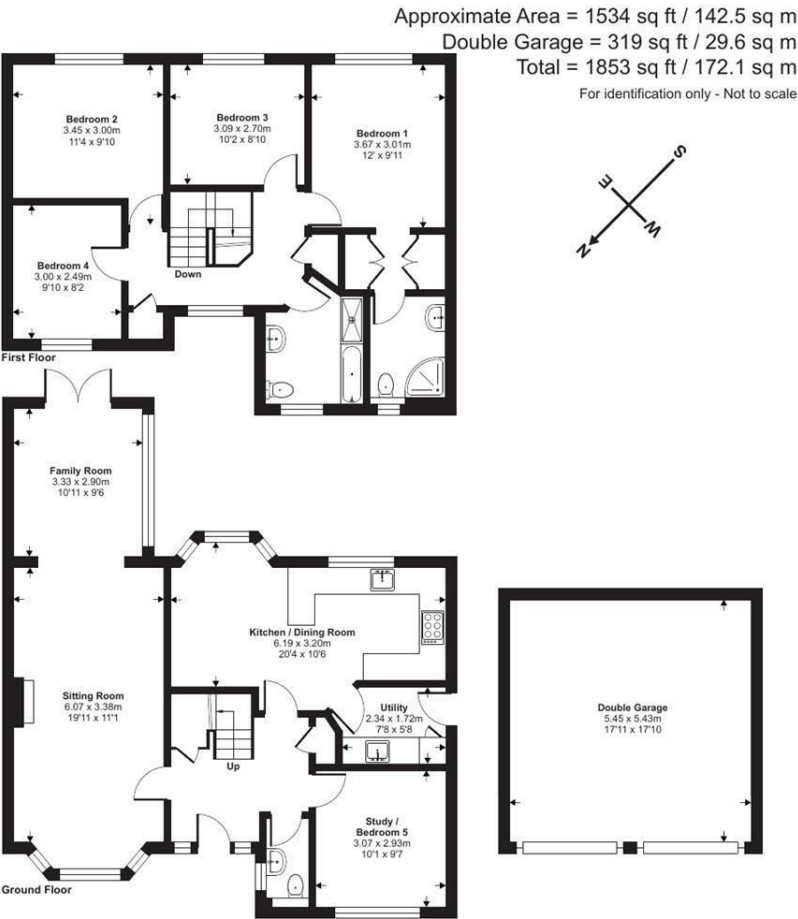


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-101) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	Current	Potential
	72	82
England & Wales		
EU Directive 2002/91/EC		

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