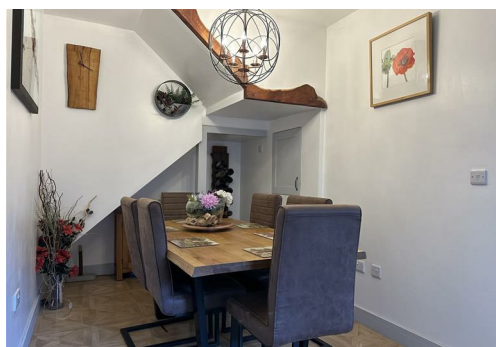




5 Station Road

5, Station Road, Princetown, Yelverton, PL20 6QX



Open Moorland 100 Yards • Tavistock 7.5 miles • Plymouth 15.5 miles • Exeter (via B3212) 28 miles •
What3words///helpfully.cycles.evenings •
For detailed directions please contact the office.

An impressive semi-detached family home offering versatile accommodation throughout, located just a short walk from open moorland.

- Semi-detached Family Home
- 4 Bedrooms, 2 Bathrooms
- Boasting over 2,000 sqft Accommodation
- Short Walk to Open Moorland
- Large Driveway with Charging Point
- Complete Onward Chain
- Large Rear Garden
- 12 x Solar Panels & Battery
- Freehold
- Council Tax Band: D

Guide Price £415,000

SITUATION

This family home is situated in a prime position within the beautifully scenic Dartmoor village of Princetown, being approximately 150m from open moorland yet with all day-to-day amenities close at hand, including shops, cafés and two popular public houses. Famed for its links to the Duchy of Cornwall, the late 17th-century village of Princetown offers an outdoors oriented lifestyle that few other nearby locations could claim to match and is perfectly positioned for exploring Dartmoor and all that it has to offer. The thriving market town of Tavistock is a short drive away to the west, offering extensive amenities and options for schooling, whilst Yelverton is 6 miles to the southwest, Plymouth city centre is 10 miles further along, and Exeter is 27 miles away to the northeast, providing transport connections to the rest of the UK via the M5 motorway, mainline train links and its International Airport.

DESCRIPTION

This attractive semi-detached family home offers spacious living with a modern kitchen, generous sitting room, and bi-folding doors opening onto a large rear garden. Upstairs are four bedrooms, including a superb principal suite. The property benefits from 12 solar panels with a battery system, a workshop/garage, and a complete onward chain. Ideally situated just a short walk from open moorland, it's perfect for families and outdoor enthusiasts alike.

ACCOMMODATION

As you enter the property via the side entrance, you are welcomed into a bright hallway. Immediately to the left is the snug, a cosy space ideal for relaxation or reading. Continuing along the hallway, the office is positioned on the left-hand side, while the staircase rises to the first floor on the right. Adjacent to the snug, on the right of the hallway, is the dining room — a generous space featuring a charming window settle, perfect for informal seating or enjoying garden views. Beyond the dining room lies the kitchen, which is both stylish and modern, fitted with a comprehensive range of cupboards and drawers, a built-in fridge and dishwasher, and a freestanding Leisure oven.

From the kitchen, you step into the boot room/utility room, an impressive and highly practical space with access to the driveway. Here you'll find a washing machine, tumble dryer, solar panel inverter and battery system, ensuring efficient energy use. Off this room is a convenient downstairs W/C, and access through to the principal sitting room — a superbly proportioned living area featuring bi-folding doors that open directly onto the patio and rear garden. Ascending the staircase, automatic strip lighting provides a welcoming glow via motion sensors. The landing leads ahead and curves to the right, giving access to bedrooms two, three, and four. Bedrooms two and three are both comfortable doubles, while bedroom four is a well-sized single. The family bathroom is situated along the right-hand side of the hallway, complete with modern fittings and finishes. Continuing down the hallway, which bends first to the right and then to the left, you'll find a large built-in cupboard on the left and an en-suite on the right. At the end of the hallway sits the principal bedroom, a spacious and beautifully presented room enjoying delightful views over the rear garden.

OUTSIDE

Outside, the property enjoys a long driveway with power points and an electric car charging point. To the rear is a delightful patio area accessed via bi-fold doors from the sitting room, complete with an electric awning for shade and comfort. A pergola with seating area offers an ideal spot for outdoor dining, while beyond lies a garage/workshop with power, a useful outbuilding, and a fenced vegetable patch. The remainder of the large garden is laid to lawn, complemented by mature trees and shrubs, creating a private and attractive outdoor space.

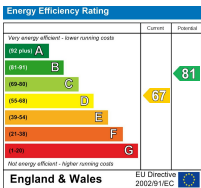
SERVICES

Mains water, electricity, gas and drainage are connected. Superfast broadband is available and mobile/data services are likely to be available through all four major providers (source: Ofcom's online service checker).





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.



Bedford Square, Tavistock, Devon, PL19 0AH
01822 612458
tavistock@stags.co.uk
stags.co.uk