



Rathkeale



SITUATION

Rathkeale is set in the popular cul-de-sac on the northern edge of Yelverton known as Binkham Hill. Yelverton is an extremely popular and sought-after village on the fringe of Dartmoor National Park which provides 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. The thriving town of Tavistock, only 6.5 miles away, offers a superb range of shops, schools and facilities, including the sought-after private and independent school, Mount Kelly, whilst Plymouth city centre is located 10 miles to the south.

DESCRIPTION

This well-presented property offers three spacious bedrooms, a large modern kitchen with adjoining dining area, and bright, versatile living throughout. Externally, the property benefits from a private driveway and front and rear gardens. Thoughtfully designed and ready to move into, this home combines comfort with practicality, situated in the sought-after village of Yelverton. This property is being offered to the market with no onward chain.

ACCOMMODATION

Upon entering through double front doors, you are welcomed into a spacious porch with convenient storage for coats and shoes. This leads into a central entrance hall, with the staircase rising to the left and the light-filled living room straight ahead. The living room features a charming brick and terracotta tile open fireplace, creating a

warm and inviting focal point. The generously sized kitchen is accessed from the living room and offers pine cabinetry, tiled flooring, a Rangemaster oven with extractor, and ample storage. Just off the kitchen is a bright dining room with skylight and French doors opening onto the rear patio ideal for indoor-outdoor living. The kitchen also provides access to a practical utility area, where a cupboard discreetly houses the washing machine and tumble dryer, and there is a separate downstairs w/c. Upstairs, the first floor comprises two double bedrooms both with built-in wardrobes and a single bedroom with over-stairs storage. A modern family shower room completes the layout. A well-maintained and thoughtfully arranged home in the sought-after village of Yelverton, offering both comfort and functionality throughout.

OUTSIDE

Externally, the property benefits from a gravelled private driveway to the front, alongside a garden area with lawn and mature shrubs. Gated side access leads to the rear garden, which features a blend of patio, lawn, and established planting, along with a shed and a dedicated log store.

SERVICES

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

Village Centre 0.4 miles • Burrator Reservoir 2.3 miles • Tavistock 6.5 miles • Plymouth 10 miles • Location: [what3words/fancy.teardrop.horses](https://www.what3words.com/fancy.teardrop.horses) • For detailed directions please contact the office

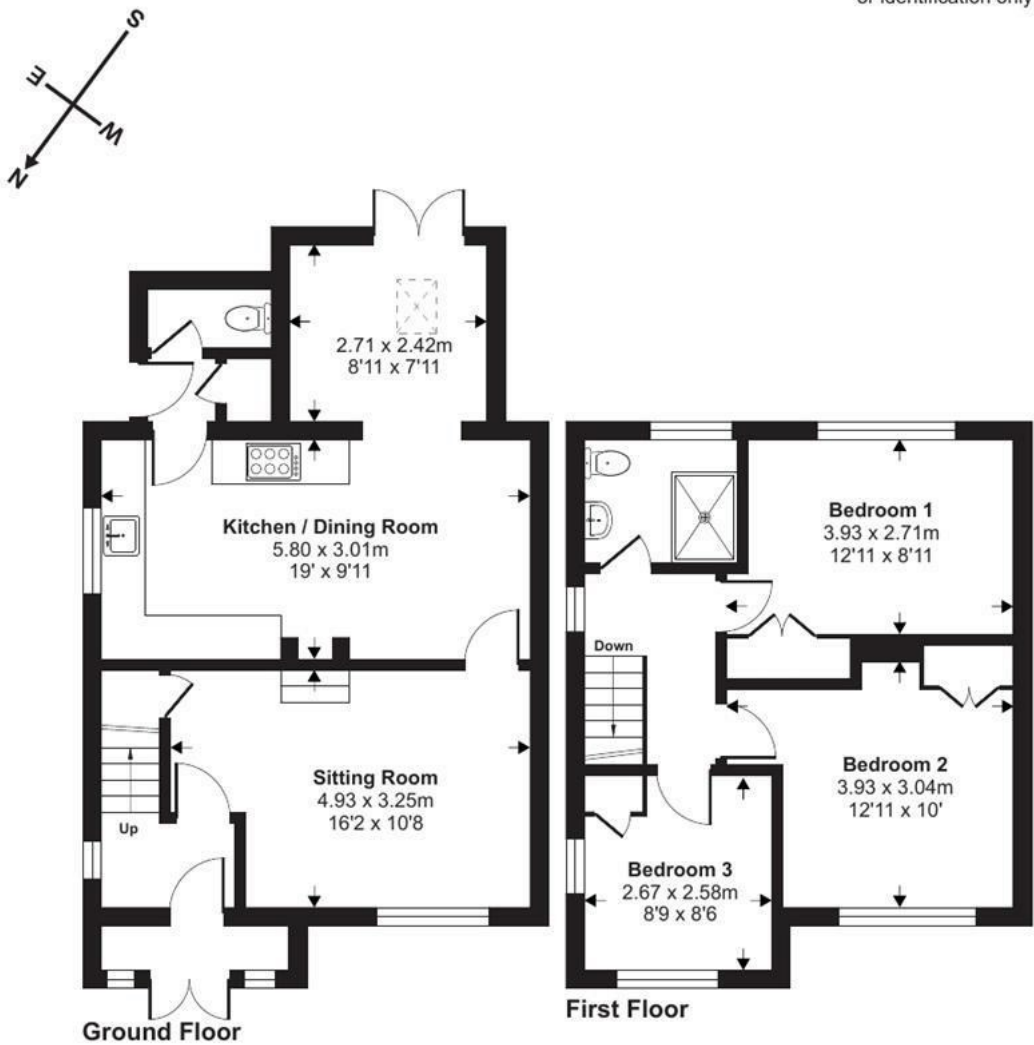
A 3-bedroom semi-detached property is being offered to market with the added benefits from no onward chain, located on the sought after cul-de-sac of Binkham Hill in Yelverton.

- Semi-detached Property
- 3 Bedrooms
- Generously Sized Kitchen
- Open Fireplace
- Walking Distance to Yelverton Shops
- Driveway with Parking for Two Vehicles
- Front & Rear Gardens
- No Onward Chain
- Freehold
- Council Tax Band: C

Guide Price £325,000



Approximate Area = 979 sq ft / 90.9 sq m
or identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nxtchecom 2025. Produced for Stags. REF: 1298832

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	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	71
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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