



Town • Country • Coast



Grimstone Terrace  
Crapstone, Yelverton

Offers In Excess Of £309,950



## Grimstone Terrace

Crapstone, Yelverton

This well presented, three bedroom, terraced property is situated in the highly sought-after village of Crapstone. Crapstone is ideally located on Dartmoor with easy access into Plymouth. Not only is it set in an idyllic location but the property accommodates a wealth of character and periodic features throughout. There are two brightly lit reception rooms and a level garden to the rear with parking.

You enter the property into the hallway which, on your right, leads to the living room with a feature fireplace and a large bay window that light floods in from. A great space to relax after a long day at work. The dining room boasts an alcove space where the original stove can be found, giving the room a focal point. The kitchen, situated in the extension on the house, is a good space and provides a fairly newly fitted oven and modern style worktops; the perfect place for cooking up family meals. With an older stable style door, the property's character very much still shines through.

Upstairs are three bedrooms and a recently updated family bathroom with a large bath and over head electric shower, WC and basin. The master bedroom also features a periodic fireplace, ideal for the colder nights and a double-doored integrated wardrobe. The two single rooms additionally include integrated storage, convenient for conserving space.

Outside the level stretch of garden is mostly laid to lawn, bordered with some shrubbery and divided with a stone pathway. At the end of the garden is a small decking space where a summerhouse can be found. Useful for storage, child's playhouse or just a place to sit and enjoy the afternoon sun. Beyond this, there is access to a graveled parking area which is accessed via a lane to the rear of the terrace.





#### Entrance Hall

#### Living Room

16'1 (into bay) x 13'2 (4.90m (into bay) x 4.01m)

#### Dining Room

12'11 x 10'7 (3.94m x 3.23m)

#### Kitchen

19'3 x 6'7 (5.87m x 2.01m)

#### Utility

#### Cloakroom

#### First Floor Landing

#### Bedroom 1

14' (into bay) x 10'4 (4.27m (into bay) x 3.15m)

#### Bedroom 2

9'9 x 8'11 (2.97m x 2.72m)

#### Bedroom 3

13' x 4'11 (3.96m x 1.50m)

#### Family Bathroom

#### Tenure

Freehold

#### Services

Mains Water, Drainage, Gas & electricity

#### Council Tax Band

C

#### EPC

D/56

#### Directions

From Yelverton head towards the village of Crapstone. Upon reaching the village follow the road around to the right, where the property is found on your right hand side after approx. 100 yards.

#### Situation

Crapstone is a small village in the heart of Dartmoor National Park which is an Area of Outstanding Natural Beauty and has a real sense of community. It is approximately 1 mile from Yelverton which has good shopping facilities and easy access to the A386 to Plymouth and Tavistock.



## Floor Plan



## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

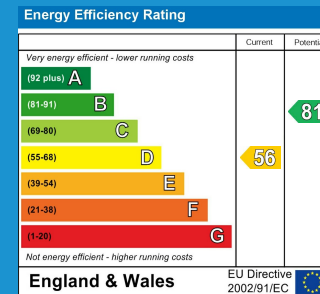
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## Area Map



## Energy Efficiency Graph



81

56