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Grimstone Terrace

Crapstone, Yelverton

Offers In Excess Of £309,950



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## Grimstone Terrace

Crapstone, Yelverton

This well presented, two reception room and three bedroom, terraced property is situated in the highly sought-after village of Crapstone, being ideally located on Dartmoor, with easy access into Plymouth. Offsted Good Primary Schools are close to hand. Not only is it set in an idyllic location but the property accommodates a wealth of character and period features throughout. Outside are level gardens to the rear with the benefit of private off road parking.

The accommodation comprises; Entrance hallway which leads to the living room with a feature fireplace and a large bay window. A great space to relax after a long day at work. A separate dining space with alcove space with an original stove, giving the room a focal point. The kitchen, situated in the extension to the rear, provides a range of wall and base units with modern style worktops. With a stable door leading to the rear porch and outside. To the rear of the kitchen is a separate utility room with white goods and the ever essential downstairs cloakroom.

Upstairs are three bedrooms, two being doubles and a recently updated family bathroom with a large bath and over head electric shower, WC and basin. The master bedroom features a period cast iron fireplace and double built-in wardrobe. The two other bedrooms include built-in storage.

Outside the level stretch of garden is mostly laid to lawn, bordered with some shrubbery and divided with a stone pathway. Useful garden shed. 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 gravelled off road parking area which is accessed via a lane to the rear of the terrace.

The property has been re-roofed to the rear.





#### 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

