



Town • Country • Coast



Whitchurch Road
Horrabridge, Yelverton

Price Guide £155,000



Whitchurch Road

Horrabridge, Yelverton

Located in the heart of the moorland village of Horrabridge is this one bedroom property in need of modernisation and a lease of new life. The property is conveniently located close to local amenities such as Horrabridge stores, the Leaping Salmon and local bus stop, providing access to Plymouth and Tavistock.

Entering the property you go straight into the main living area which is dual aspect and has a feature fireplace. There are feature wooden beams adding to the cosy cottage character of the property. Off of the living room is a quaint kitchen area offering scope for design.

On the first floor is a generous double bedroom which benefits from two front aspect windows with views over the River Walkham and character bridge beyond. The first floor has a useful shower room with enclosed shower, WC and hand basin with a frosted window so the room still benefits from natural light. This property is perfect for a first time or investment buyer.

To the rear of the property is a detached garden that is accessed via a public footpath from the pub carpark. The garden offers three tiered sections of lawn areas. From the top of the garden you can enjoy views over rooftops towards Dartmoor. There is also a very useful shed located at the rear of the property.





Living Room

11'4" x 9'2" (3.46 x 2.81)

Kitchen

4'6" x 5'8" (1.38 x 1.75)

Bedroom 1

12'1" x 9'2" (3.69 x 2.81)

Bathroom

5'4" x 4'9" (1.64 x 1.46)

EPC

39/E

Tenure

Freehold

Services

Mains Gas, Electricity, Drainage and water.

Council Tax Band

A



Situation

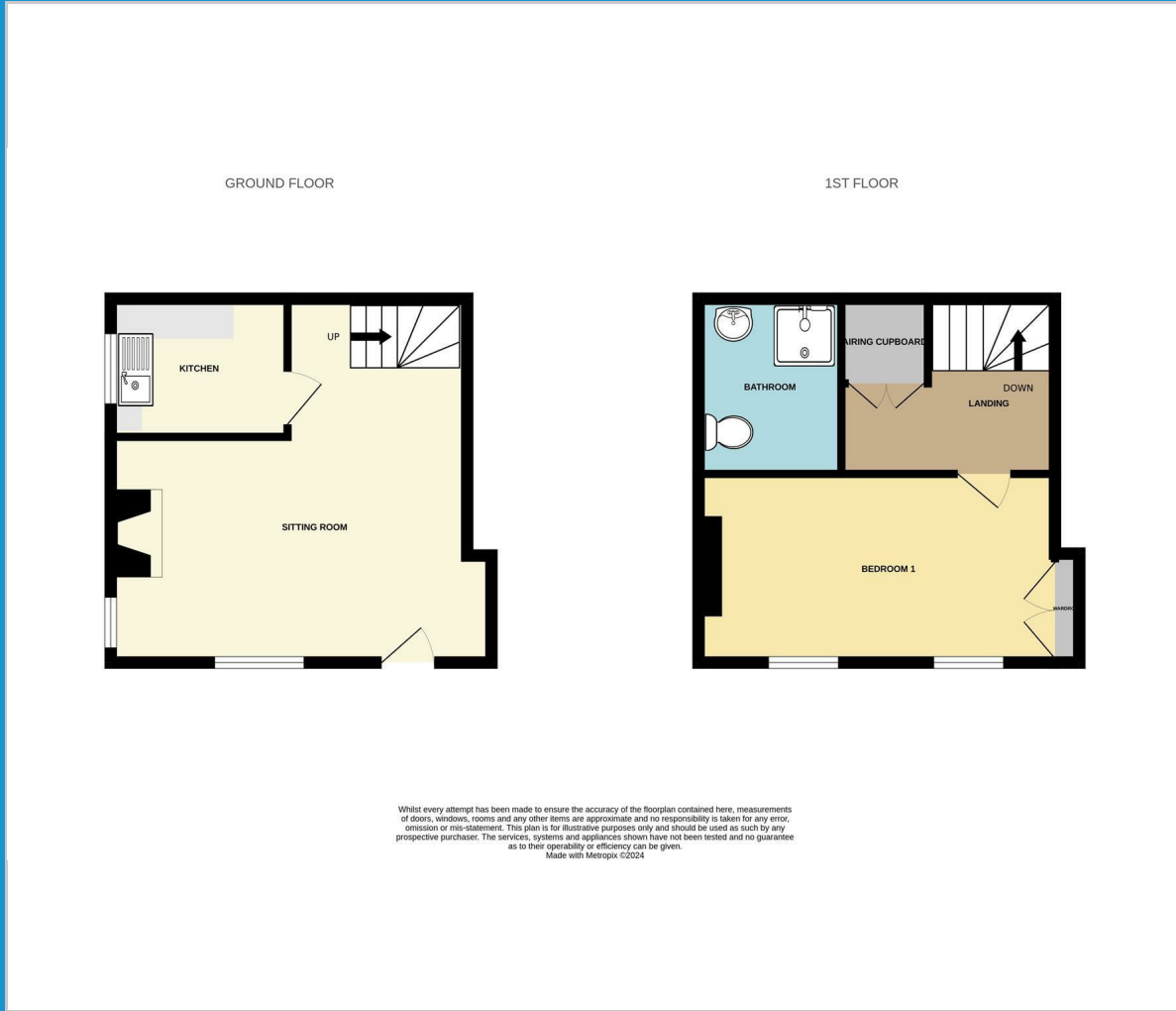
Horrabridge is a moorland village located on the eastern edge of Dartmoor. Walks on Dartmoor are within easy reach and there is also convenient access for those who need to commute to Plymouth. There is a vibrant community in the village with a number of local shops & two public houses. The popular Drakes Trail runs through the village providing a gentle walk or cycle to Tavistock or Yelverton & beyond.

Directions

Proceed along the A386 for around 10 minutes until you reach Horrabridge. As you come into Horrabridge, you will find the Leaping Salmon pub on your left hand side. The property is on the corner next to the pub.



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

