



Town • Country • Coast



Tavistock Road  
Yelverton

Price Guide £550,000



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## Tavistock Road

Yelverton

Located on the fringe of Dartmoor is this very well presented detached, five bedroom property being offered with NO ONWARD CHAIN, generous living accommodation, garage, off road parking for three cars and easy access to local amenities.

You enter the property into an open hallway with a W/C to the left and a door leading to the living room on the right. The living room is an excellent size and is dual aspect with ample natural light flooding in. There is also a feature fireplace creating a pleasant focal point and patio doors at the rear leading into the garden. The dining room also enjoys views over the garden.

The kitchen is adjacent to the dining room and benefits from a variety of wall and base level units. There is also an integrated dishwasher and space for a freestanding fridge freezer. Off the kitchen is the breakfast room which has front aspect and benefits greatly from the morning sun. This room has the potential to also become a utility room and a door leads to the porch and the garage.

On the first floor are five double bedrooms. The shower room is located at the top of the stairs. The master bedroom spans the length of the property and is located above the garage. This room is a very generous double with built in storage as well as an ensuite with matching three piece suite and shower over the bath. There is also a storage cupboard on the landing. The bedrooms to the front of the property benefit from views over the garden and towards the moors as well as ample built in storage. Bedrooms four and five are both good size doubles.

The property benefits from a wrap around garden equipped with a patio area for al-fresco dining. At the front of the property is a patio entrance bordered with mature shrubbery. The property is located across from open moorland, offering great access to the open countryside and glorious moorland walks with Drake's Trail providing access to Tavistock.







**Living Room**  
21'10" x 11'8" (6.68 x 3.56)

**Dining Room**  
13'1" x 9'8" (4.01 x 2.97)

**Kitchen**  
13'2" x 9'8" (4.02 x 2.97)

**Breakfast Room**  
9'8" x 8'4" (2.96 x 2.56)

**Downstairs WC**  
5'1" x 2'11" (1.56 x 0.89)

**Bedroom One**  
15'10" x 9'6" (4.83 x 2.90)

**Bedroom Two**  
15'0" x 9'10" (4.59 x 3.01)

**Bedroom Three**  
11'8" x 11'7" (3.58 x 3.55)

**Bedroom Four**  
13'1" x 9'10" (4.01 x 3.01)

**Bedroom Five**  
9'10" x 9'6" (3.00 x 2.90)

**Shower Room**  
7'7" x 4'11" (2.33 x 1.50)

**En-suite**  
11'8" x 4'9" (3.57 x 1.45)

**Garage**  
17'9" x 9'9" (5.42 x 2.99)

**EPC**  
68/D

**Tenure**  
Freehold

**Services**  
Mains water (metered), gas, drainage and electricity.

**Council Tax Band**  
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**Situation**  
Yelverton provides a vast selection of amenities including shops, eateries, garage and hotel, the ancient stannary town of Tavistock just 6 miles from here and the historic naval port of Plymouth about 10 miles. The community is served by local buses and county bus services whilst the A386 Tavistock to Plymouth road facilitates easy access to the A38. The Dartmoor National Park extends to over 300 sq. miles and provides ample opportunities for walking and riding. There is also a good sized golf course in Yelverton and many spots in close distance for fishing.

**Directions**  
Travelling on the A386 out of Tavistock towards Plymouth, travel all the way from Tavistock through Horrabridge to Yelverton and take the first left signposted "The tors" just before the roundabout. The property will be located immediately on the left hand side.





## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

## Area Map



## Energy Efficiency Graph

