



Town • Country • Coast



Youldon Way

Horrabridge, Yelverton

Price Guide £475,000



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## Youldon Way

Horrabridge, Yelverton

A rare opportunity to purchase this much improved five bedroom, family property set in a highly sought after cul-de-sac location in the heart of Horrabridge, available with NO ONWARD CHAIN!

This well presented home offers versatile living accommodation with four well proportioned bedrooms upstairs with a family bathroom as well as a further bedroom with shower room on the ground floor. The property boasts three reception rooms with a modern kitchen and utility room to offer spacious living accommodation for a large family or split living for two generations (subject to any necessary planning consent).

To the front of the property is parking for 2-3 vehicles with gated access to the rear gardens which are generous in size and mainly laid to lawn.







#### **Entrance Hall**

#### **Living Room**

17'10 x 11'11 (5.44m x 3.63m)

#### **Dining Room**

9'10 x 8'11 (3.00m x 2.72m)

#### **Study**

9'10 x 8'9 (3.00m x 2.67m)

#### **Kitchen**

11'10 x 9'2 (3.61m x 2.79m)

#### **Utility Room**

5'5 x 5'4 (1.65m x 1.63m)

#### **Bedroom Five**

17'7 x 8'5 (5.36m x 2.57m)

#### **Shower Room**

#### **Storage Room**

#### **Bedroom One**

18'5 x 8'9 (5.61m x 2.67m)

#### **Bedroom Two**

12'0 x 10'0 (3.66m x 3.05m)

#### **Bedroom Three**

9'11 x 9'8 (3.02m x 2.95m)

#### **Bedroom Four**

11'11 x 7'4 (3.63m x 2.24m)

#### **Bathroom**

6'9 x 5'10 (2.06m x 1.52m'3.05m)

#### **EPC**

66/D

#### **Tenure**

Freehold

#### **Services**

Mains water, gas, electricity and drainage.

#### **Council Tax Band**

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#### **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 and this property offers easy access onto it, providing a gentle walk or cycle to Tavistock or Yelverton & beyond.

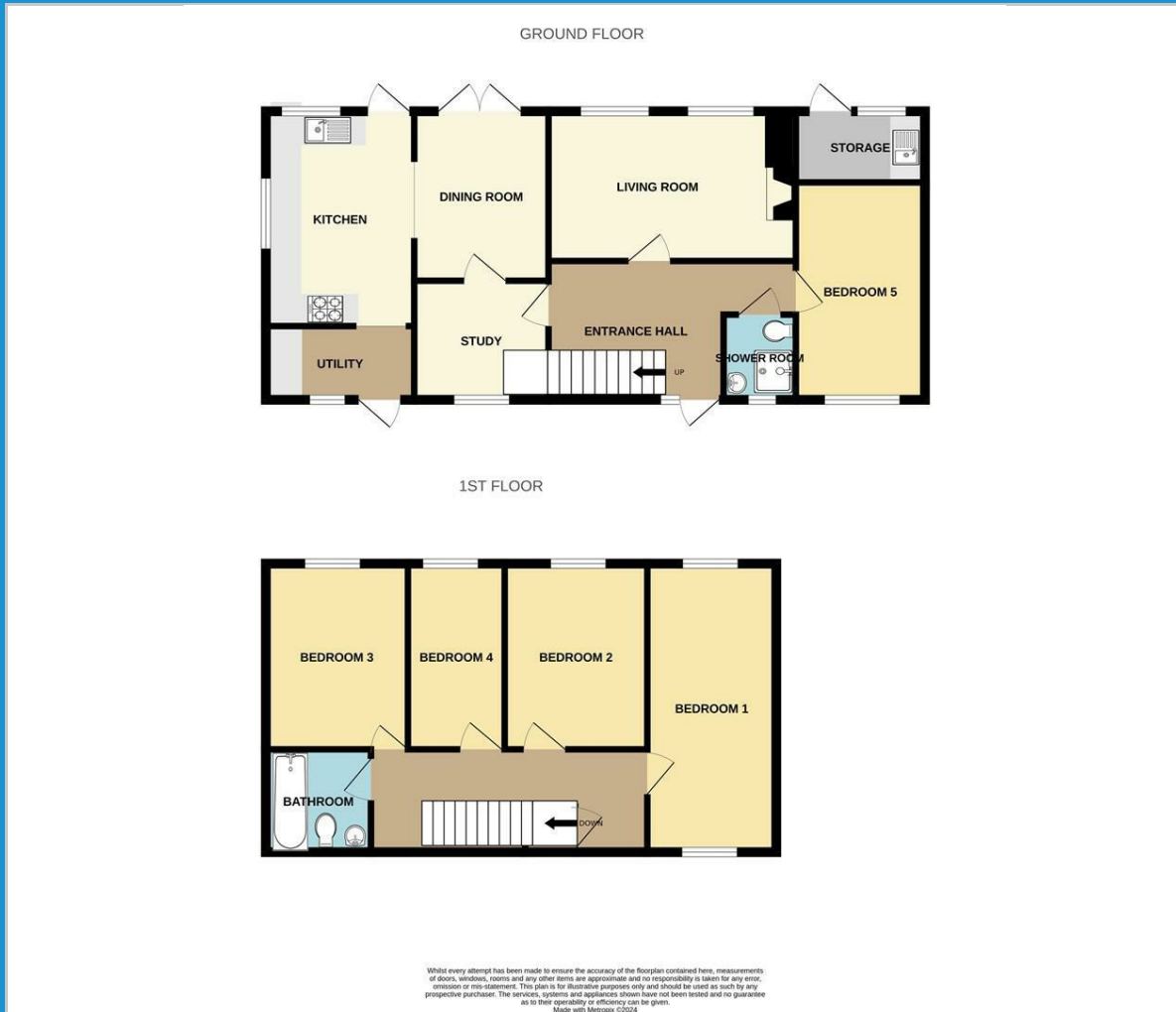
#### **Directions**

Take the A386 from Tavistock and proceed into Horrabridge. As you get into the village, you will come to a left turning called Graybridge Road. Proceed down here for a short distance, taking a right onto Walkhampton Road and then following it around to Youldon Way.





## Floor Plan



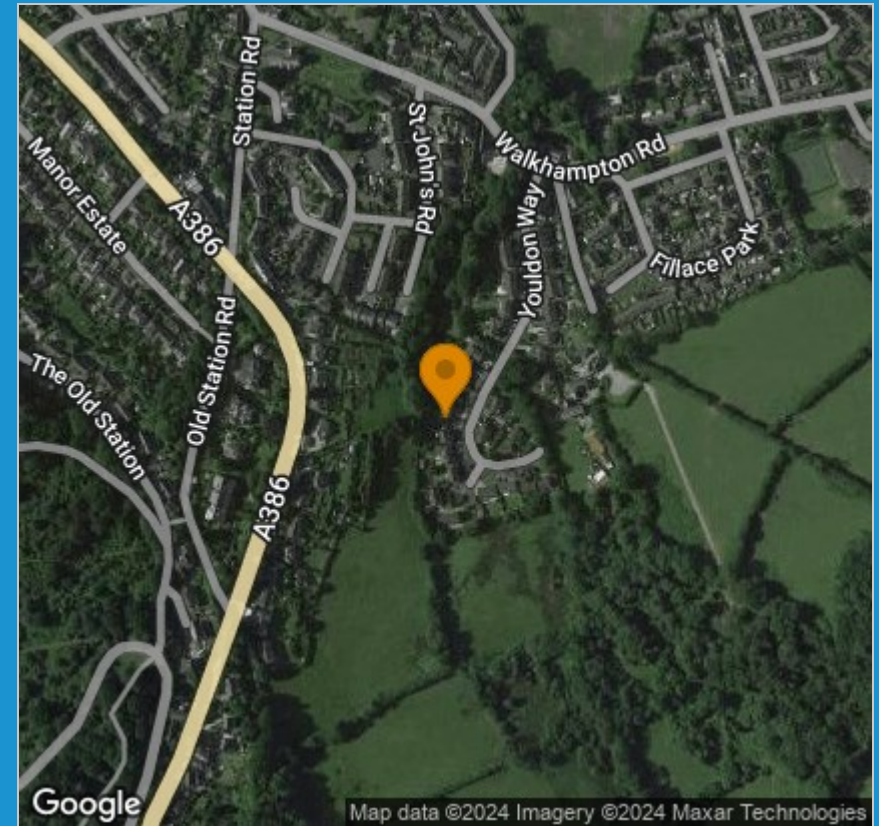
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

