



Town • Country • Coast



Ottor Road

Yelverton

Price Guide £625,000



5



2



1



B

Ottor Road

Yelverton

This is a fantastic opportunity to purchase a spacious, much improved, five bedroom family home in the sought after village of Yelverton, boasting fantastic Dartmoor views, and a beautiful garden which has been completely re-landscaped by the current owners to provide an amazing space for outdoor entertaining.

The home boasts a generous, open plan kitchen/dining area with newly fitted, high-spec, bespoke kitchen benefitting from top of the range Siemens appliances, all of which are integrated. There is also an array of wall and base level units offering plenty of storage space and a new boiler fitted. The lower level living room is a perfect space for entertaining guests or relaxing with loved ones by the focal wood burner, with patio doors to enjoy views over the garden. There is also a downstairs WC and access to the double garage, which also boasts matching bespoke units with the kitchen to create a handy utility space.

On the first floor the property offers four large double bedrooms and a good sized single room. The master bedroom is rear aspect and enjoys incredible views across to multiple Dartmoor tors. It also benefits from a 'Jack and Gill' bathroom, which has recently been remodelled. The second bedroom is front aspect and benefits from its own private en-suite with shower. The property is light and airy throughout and offers an incredibly homely feel.

Situated on a large plot, there is ample outdoor space for gardening or hosting those summer barbeques. The garden also benefits from outdoor power sockets and a generous sized workshop, also providing power and lighting and plenty of workspace.

To the front the garden has again been landscaped creating a beautiful entrance and there are an additional 3/4 spaces on the driveway too.

The property is conveniently located, offering easy access to local amenities and public transport, ensuring that you are well-connected to Plymouth as well as Tavistock and surrounding villages.





Kitchen / Dining

18'62 x 10'37 (5.49m x 3.05m)

Living Room

14'83 x 13'80 (4.27m x 3.96m)

Downstairs WC

4'42 x 4'13 (1.22m x 1.22m)

Garage

18'83 x 9'89 (5.49m x 2.74m)

Bedroom One

14'80 x 9'91 (4.27m x 2.74m)

Bedroom Two

14'12 x 9'66 (4.27m x 2.74m)

En-Suite

9'83 x 4'18 (2.74m x 1.22m)

Bedroom Three

14'07 x 8'63 (4.45m x 2.44m)

Bedroom Four

10'02 x 8'18 (3.10m x 2.44m)

Bedroom Five

10'12 x 5'63 (3.05m x 1.52m)

Bathroom

7'54 x 5'88 (2.13m x 1.52m)

Workshop

16'4" x 9'10" (5 x 3)

EPC

84/B

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Council Tax Band

F

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

Coming from Tavistock, follow the A386 through Horrabridge and into Yelverton. As you get to the roundabout, take the first exit to the left onto Dousland Road B3212. Proceed for a short distance until you reach a left hand turning named Briar Tor. Follow the road all the way around and down and you will reach another left hand turning into the Ottor Road development. You will find the property at the end of the Cul-De-Sac on your right 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

