



Town • Country • Coast



Wheelwright Court
Walkhampton, Yelverton

Offers In Excess Of £245,000



Wheelwright Court

Walkhampton, Yelverton

****NO ONWARD CHAIN****

Beautifully positioned within the quiet and sought after village, Walkhampton we are delighted to be able to offer this home to the market with no onward chain.

Set within a small close, this home benefits from a fantastic position to the corner with garden and views surrounding and available from every window within. With a practical and airy layout complete with double glazing and cavity wall insulation the property is ready to be a perfect country home.

The Ground floor accommodation briefly comprises a good sized kitchen with ample cupboard storage space, integrated oven and hob as well as underfloor heating. The living/ dining room is spacious and bright with sliding doors out to the garden to complete stunning triple aspect positioning as well as a charming fireplace with multi-fuel fire; perfect for those cold winter evenings.

Upstairs to the first floor, there are three bedrooms, each a good size and each possessing a view out to neighbouring fields and gardens. The third bedroom could be easily reconfigured further to allow for a double bed again but currently sits with wardrobes built in across the full length of the wall providing excellent storage and comfortably fits a single bed. Bedroom one and two are both double bedrooms as well, lending itself well to a range of further needs such as a nursery room or home office. There is also a family bathroom complete Velux window, WC, basin and bathtub with over head shower.

The garden spans across the side of the property and offers a variety of spots to catch the sunshine and surrounding outlook private to the property as well as a communal garden to the front between the homes which features flower beds, benches and the ever present views too.

The property has off road and private parking as well as a garage within the entrance to Wheelwright Court, there is access by foot to the opposing side of the court which comes out by the road, in the heart of the village.





Porch

Entrance hall

Living/ dining room

living space (18'06 x 9'05) dining space 9'10'04 x (living space (5.64m x 2.87m) dining space 277.47m)

Kitchen

9'07 x 13'04 max (2.92m x 4.06m max)

First floor landing

Bedroom 1

10'04 x 13'03 max (3.15m x 4.04m max)

Bedroom 2

7'09 x 11'06 max (2.36m x 3.51m max)
7'10 x 13'04 max

Bedroom 3

7'10 x 13'04 max (2.39m x 4.06m max)

Bathroom

5'08 x 7'01 max (1.73m x 2.16m max)

Garage

Situated within entry to Wheelwright Court

Parking

Situated within entry to Wheelwright Court with additional on street easily accessible



Tenure

Freehold. £25 per month for gardener, lighting insurance, sinking fund.

Services

Mains electricity, drainage and water (metered).

Council Tax

C

EPC

D/55

Situation

Walkhampton is a village and civil parish on the western side of Dartmoor in the county of Devon, England. The village lies on the Black Brook, a tributary of the River Walkham, about 7 kilometres south-east of Tavistock, near the villages of Horrabridge, Yelverton and Dousland and the beautiful site of Burrator Reservoir.

Directions

From Horrabridge, drive along Walkhampton road onto Knowle Terrace. Follow this road for a good couple of miles until you reach Walkhampton. Wheelwright Court is the first left at the end of Knowle Terrace. Take this left and drive a short distance down where you will see the property more or less directly in front of you.

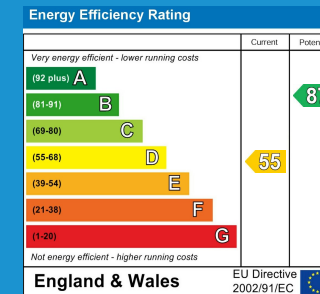
Floor Plan



Area Map



Energy Efficiency Graph



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