

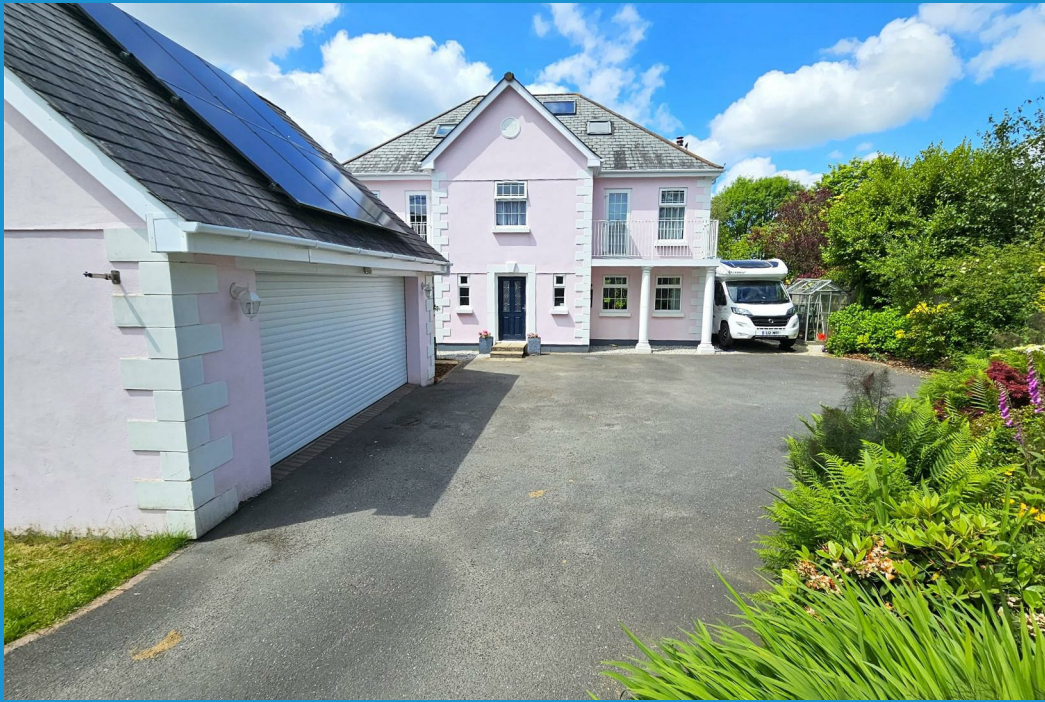


Town • Country • Coast



The Crescent, Yelverton
Price Guide £950,000





The Crescent

Yelverton

A fantastic opportunity to purchase this stunning family home set in the prestigious location of "The Crescent" in Crapstone. This property is one of a kind, having been built by the current owners in 2007, it boasts six generous bedrooms, large garden and ample parking. This family home enjoys stunning views over the rear garden and fields beyond. Inside, the property offers incredibly spacious living accommodation. There is a large kitchen/dining area which is the perfect space for entertaining and family events. This space also benefits from bi-folding doors offering direct access to the garden and offering indoor outdoor living. The property boasts privately owned solar panels providing lower cost living. There is underfloor heating throughout on all floors.

This spacious property would be suitable for multi generational living or perhaps lodging if desired. The living room boasts a multi-fuel wood burner which is perfect for those colder winter nights. There is also a separate utility space off the kitchen and an additional down stairs W/C. The property also benefits from a built in vacuum.

Outside there is ample parking for numerous vehicles as well as a garage equipped with electric roller door. There is also a large studio attached to the garage which offers a great space for a home office or gym if desired, this space is also fully connected to mains electricity and water. To the side of the property is a large shed providing additional storage. The family kitchen/dining room opens out to a large and level rear garden with a patio area ideally for alfresco dining. The majority of the garden is laid to lawn with an abundance of colour being offered via a variety of plants, shrubs and bushes with the rear of the garden backing into to open fields with stunning views of the surrounding countryside beyond.



Kitchen	15'4" x 9'8" (4.69 x 2.97)
Dining Room	16'0" x 12'11" (4.89 x 3.96)
Living Room	24'9" x 11'8" (7.56 x 3.58)
Utility Room	11'8" x 7'9" (3.57 x 2.38)
Downstairs WC	6'5" x 3'4" (1.97 x 1.03)
Bedroom One	16'0" x 13'0" (4.88 x 3.98)
Ensuite	7'9" x 5'2" (2.37 x 1.60)
Bedroom Two	16'7" x 9'5" (5.08 x 2.89)
Ensuite	7'8" x 6'0" (2.36 x 1.83)
Bedroom Three	14'8" x 9'5" (4.48 x 2.88)
Bedroom Four	11'8" x 9'9" (3.58 x 2.98)
Bedroom Five	16'11" x 11'8" (5.18 x 3.57)
Ensuite	9'1" x 6'2" (2.78 x 1.89)
Bedroom Six	17'0" x 7'9" (5.19 x 2.38)



Bathroom

13'0" x 7'10" (3.98 x 2.39)

EPC

TBC

Tenure

Freehold

Services

Mains electricity, gas, drainage.

Mains and private water: There is a rain water harvesting tank (3000L) under the garage. This feeds all of the toilets, washing machine and two outside taps.

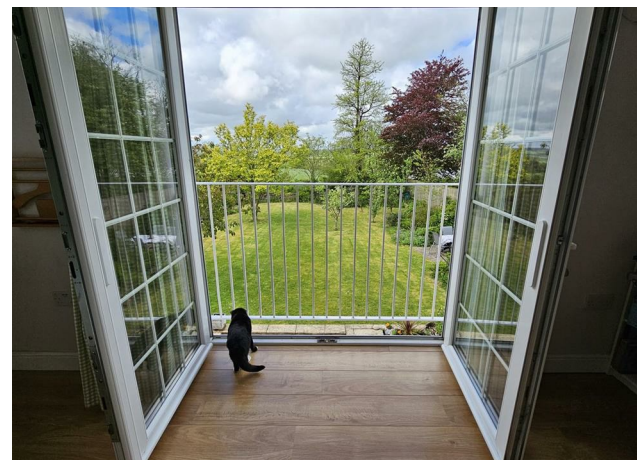
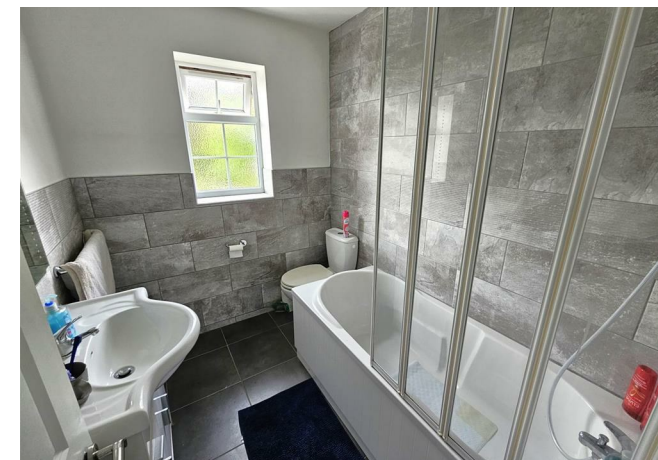
There is no water tank so all cold taps are fed directly from the mains water.

Council Tax Band

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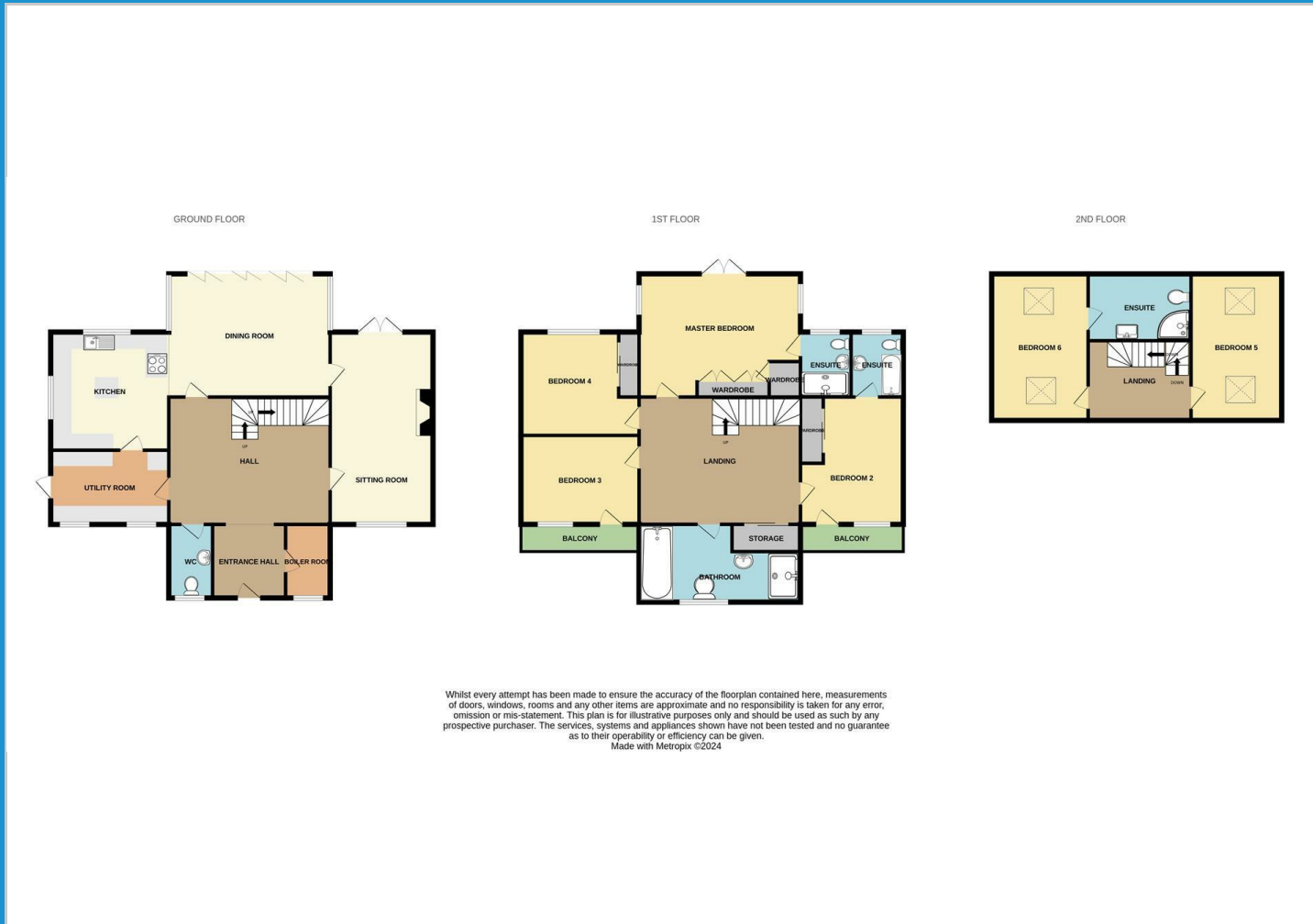
Situation

Crapstone is ideally located on Dartmoor with easy access in to Plymouth. Located about 6 miles from the historical Stannary Town of Tavistock. The location is popular with a variety of buyers especially families, commuters and buyers wishing for the country lifestyle but within easy reach of work commitments.





Floor Plans



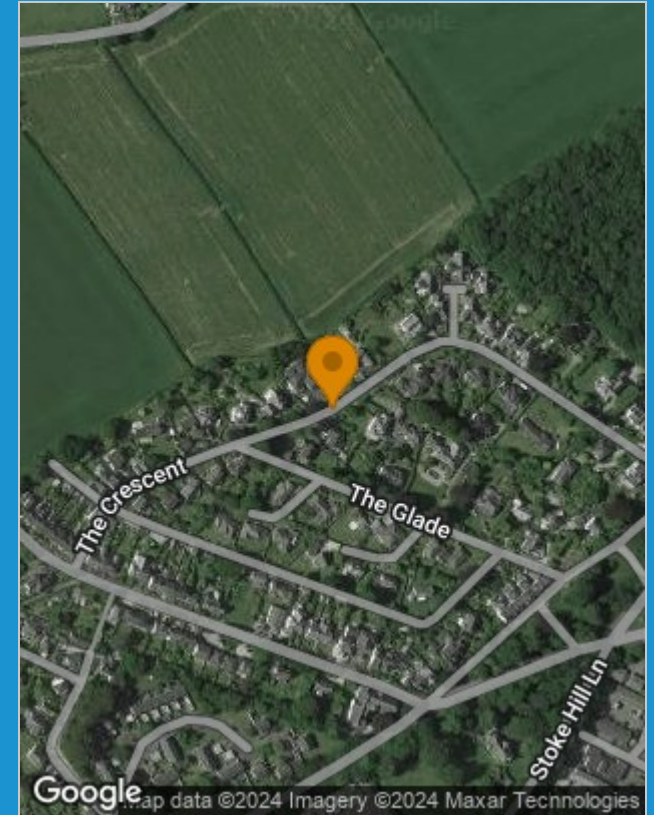
Viewing

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

