



Town • Country • Coast



Youldon Way

Horrabridge, Yelverton

Guide Price £399,950



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## Youldon Way

Horrabridge, Yelverton

A rare opportunity to purchase a four bedroom detached property set in a sought after location on the fringe of Horrabridge. This family home is in need of renovation and modernisation throughout, offering huge potential. The property boasts generous front and rear gardens and is AVAILABLE WITH NO ONWARD CHAIN.

The property is located in a tucked away position with a feeling of privacy yet ideally situated within close proximity to the amenities the village has to offer.

Accommodation briefly comprises: Entrance hall, Living room, Dining room, Kitchen, Inner Hallway, Cloakroom, First floor landing, Four bedrooms and Family Bathroom, Integral Garage.





**Entrance Hall**

**Living Room**

19'0 x 11'6 (5.79m x 3.51m)

**Dining Room**

9'5 x 7'7 (2.87m x 2.31m)

**Kitchen**

11'10 x 9'5 (3.61m x 2.87m)

**Cloakroom**

**Bedroom One**

14'11 x 9'5 (4.55m x 2.87m)

**Bedroom Two**

10'5 x 9'5 (3.18m x 2.87m)

**Bedroom Three**

11'7 x 8'4 (3.53m x 2.54m)

**Bedroom Four**

9'6 x 5'11 (2.90m x 1.80m)

**Bathroom**

5'3 x 5'1 (1.60m x 1.55m)

**WC**

**Garage**

15'10 x 11'9 (4.83m x 3.58m)

**EPC**

TBC

**Tenure**

Freehold

**Services**

Mains water, gas, electricity and drainage.

**Council Tax Band**

E

**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

