



Town • Country • Coast



Eastella Road, Yelverton

Price Guide £899,950



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Eastella Road

Yelverton

A fantastic opportunity to purchase this stunning family home set in the highly prestigious "Eastella road" on the fringe of Yelverton. The four/five bedroom detached house is superbly presented throughout with generous, level front and rear gardens and double garage with electric doors.

You enter the property via electric gates offering a good degree of privacy and are welcomed by ample parking for numerous vehicles with level gardens laid to lawn, including a path leading to the front door. The very large double garage has space for parking two cars as well as a utility area with shelving, space for a washing machine, dryer and a sink.

Upon entry into the residence you are greeted with a large entrance hallway, with doors to the living room, dining room and cloakroom WC. The dining room is a real hub of the property providing a light and spacious area offering a fantastic vantage point of the rear garden. From the dining room the property opens out to the generous living room and spacious open plan kitchen/ breakfast room with bespoke kitchen offering a high quality finish to such a beautiful family room.

Upstairs the property provides a generous, light and airy landing with doors leading to four bedrooms, three of which have en-suites. The Master bedroom is a real feature of the property, being generous in size with balcony doors opening out to views of the beautiful gardens and countryside beyond. An archway leads through to a vanity room and further ensuite. From the landing, stairs lead to another bedroom/attic room, providing versatile living accommodation.

The property opens out to superbly proportioned rear gardens with a patio leading out to a level lawned area with outside shed, enclosed by beech hedging, offering a good degree of privacy.



Entrance Hall

Dining Room

12'10" x 12'4" (3.93 x 3.77)

Living Room

12'4" x 23'6" (3.77 x 7.17)

Kitchen

23'6" x 12'4" (7.18 x 3.78)

Cloakroom WC

First Floor Landing

Bedroom 1

12'9" x 12'1" (3.91 x 3.7)

En-suite

9'2" x 5'5" (2.8 x 1.66)

Vanity Room

9'2" x 6'5" (2.8 x 1.97)

Bedroom 2

13'9" x 12'4" (4.2 x 3.76)

Bedroom 3 10'9" x 8'8" widening 12'4" (3.29 x 2.65 widening 3.77)

En-suite

7'1" x 5'10" (2.18 x 1.8)

Bedroom 4

12'4" x 11'1" (3.76 x 3.4)

Bedroom 5/Loft room

29'10" x 15'5" (restricted head height) (9.1 x 4.7 (restricted head height))

Garage

20'8" x 18'8" (6.31 x 5.69)



Tenure
Freehold

Services
Mains electricity, gas, drainage and metered water.

Council Tax Band
F

EPC
C/77

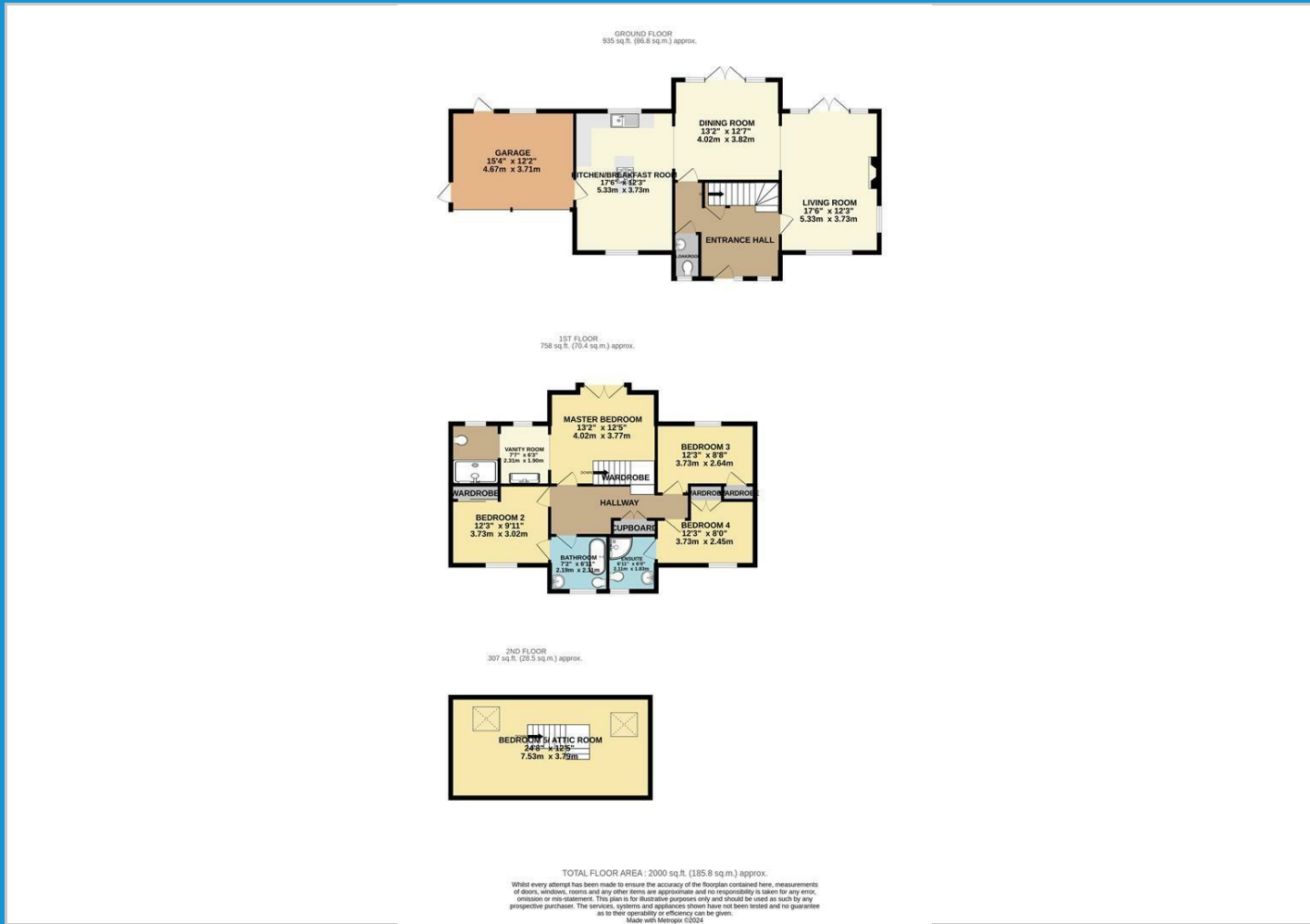
Situation
Yelverton provides a vast selection of amenities including shops, eateries, garage and hotel. The ancient stannary town of Tavistock just 6 miles from here and the historic naval port of Plymouth about 10 miles. The community is served by local buses and county bus services whilst the A386 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 and turn right down Eastella Road. Continue about three quarters of the way down where the property can be found on the right.

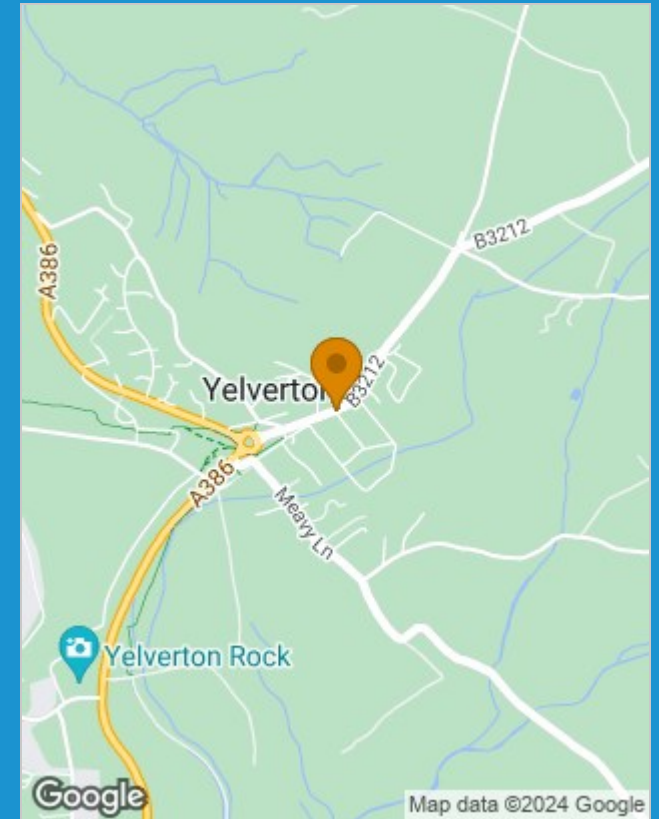




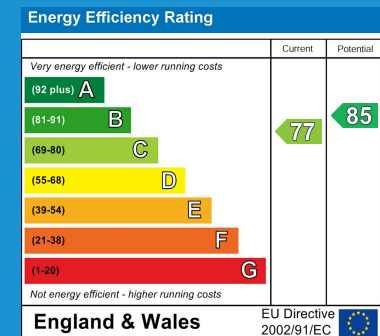
Floor Plans



Location Map



Energy Performance 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.

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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