



Town • Country • Coast



Modyford Walk  
Buckland Monachorum, Yelverton  
Guide Price £220,000



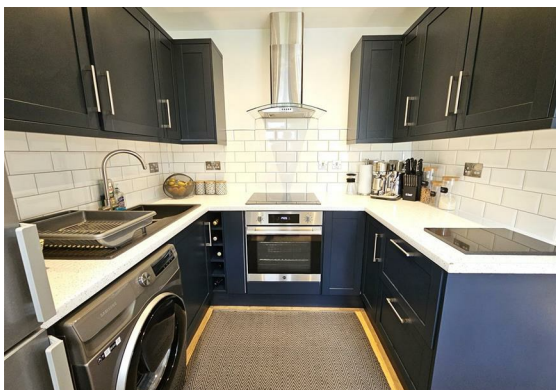
## Modyford Walk

Buckland Monachorum, Yelverton

Situated in the sought after village of Buckland Monachorum is this very well presented 2 bedroom terrace property. Offering spacious living accommodation, off Road parking and low maintenance garden this property is perfect for a young family or couple. The property offers a living dining area comprising a large proportion of the ground floor. This allows natural light to pour into the room from both sides creating a light and airy space. French doors offer access out to the patio and rear garden perfect for outdoor entertaining, Al Fresco Dining or perhaps just relaxing in the garden. The kitchen can be found adjacent to the main living space and offers a range of eye and base level units.

On The first floor are two large double bedrooms and family bathroom. Bedroom 2 is rear aspect and enjoys view of the rear garden. this room also benefits from a large built-in wardrobe offering fantastic storage space. The family bathroom found at the top of the stairs benefits from a matching three piece suite as well as shower over the bath, there is also spaces for an additional shower enclosure to be added. The master bedroom is front aspect and enjoys views of the front garden and trees beyond. This room benefits from an extensive window which invites the eye to enjoy the ever changing colours of the trees and nature beyond a built-in cupboard can also be found in the master bedroom. There are an additional two useful storage cupboard found on the landing.

To the rear the property enjoys a low maintenance rear garden offering an area paved and are of artificial grass perfect for year round entertaining. A useful workshop can be found at the end of the garden equipped with electricity. Perfect for those who work from home of enjoy tinkering with their tools. To the front of the property is a generous front garden which offers a fantastic buffer from the quiet road.





### Living Room

22'1" x 11'0" (6.75 x 3.36)

### Kitchen

8'2" x 7'4" (2.51 x 2.26)

### Store

5'5" x 2'1" (1.67 x 0.66)

### Bedroom 1

14'2" x 9'4" (4.33 x 2.86)

### Bedroom 2

10'4" x 9'4" (3.16 x 2.85)

### Bathroom

7'3" x 4'4" (2.22 x 1.33)

### Workshop

9'0" x 5'8" (2.75 x 1.74)

### Directions

The postcode for the property is PL20 7NQ. From Crapstone you reach Buckland Monachorum, take the second right onto Modyford Walk. Continue down the hill and follow the road around to the left. The property will be found on the left hand side just before the round bends left.

### Situation

Buckland Monachorum is a highly sort after village on the edge of Dartmoor within easy commuting distance of Plymouth. The village boasts a well regarded primary school and a popular pub in the centre of the village. There are a number of walks from the village that lead you to open moorland encouraging you to make the most of the surrounding beauty.

### Agents Notes

The property is subject to a Section 157 stating the owner must have lived and/or worked in Devon continuously for the past three years.



## Floor Plan



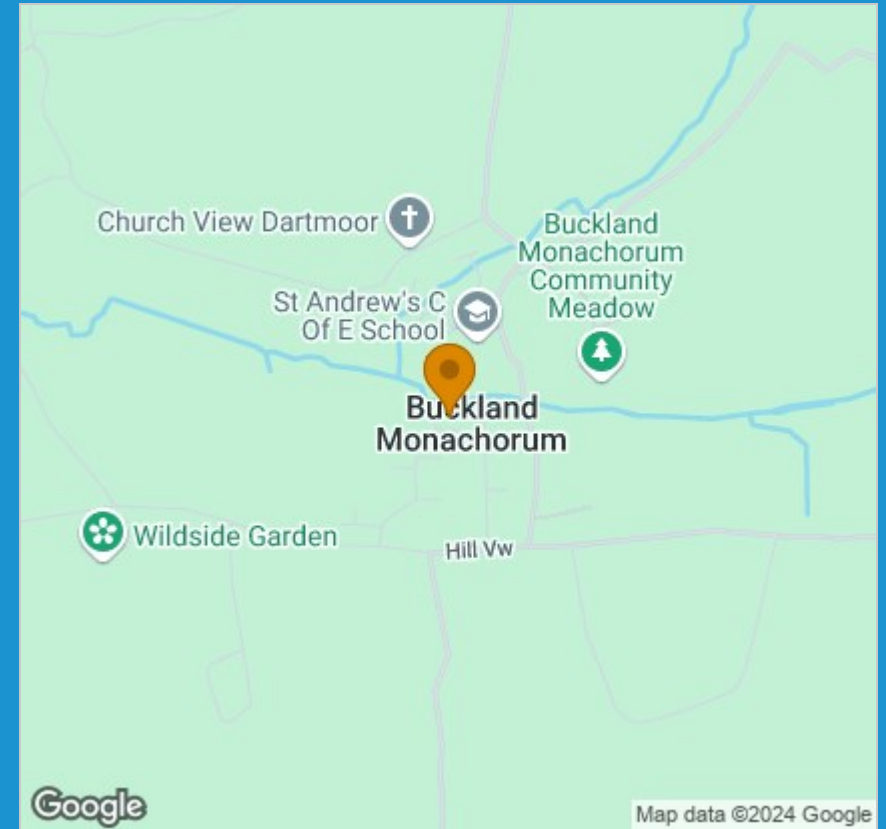
## Viewing

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

