



Town • Country • Coast



Cross Park

Buckland Monachorum, Yelverton

Guide Price £234,950



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## Cross Park

Buckland Monachorum, Yelverton

Set in the incredible village of Buckland Monachorum is this fantastic 2 bedroom semi-detached property. Offering spacious living accommodation, off-road parking and a well presented garden this property is the perfect family home. The spacious living room is front aspect and enjoys plenty of natural light flooding in from the large window at the front of the property. A stunning character fireplace offers a focal point to the room. The kitchen/diner is rear aspect and spans across the entirety of the property. This offers a fantastic space for entertaining and a great place for exploring culinary ambitions. The kitchen itself offers a range of eye and base level units as well as ample worktop space. A door leading to the rear garden offer easy access for Al Fresco Dining.

On the first floor there are two large double bedrooms, both offering ample space for large double beds as well as freestanding furniture. The master bedroom is front aspect and benefits from a large built-in wardrobe as well as an over stair cupboard. The second bedroom is to the rear of the property and enjoys views of the garden. This room also offers ample space for a large double bed and freestanding bedroom furniture. The family bathroom is also rear aspect and benefits from a matching three piece suite with shower over the bath. The property also benefits from recently having a new roof fitted eliminating the need for any major works.

This property also offers fantastic front and rear gardens. To the rear the property is a sizeable level garden laid to lawn. A large shed can be found at the bottom of the garden offering a great space for storage, the shed is also provided with electric from the house. There is also a small vegetable plot to the rear of the garden. To the front of the property is a well stocked front garden and off road parking space.

Brief living accommodation: Sitting Room, Kitchen Diner, Bedroom 1, Bedroom 2, Family Bathroom.





### Living Room

13'8" x 9'10" (4.18 x 3.01)

### Kitchen/Diner

17'8" x 8'2" (5.40 x 2.49)

### Bedroom 1

12'2" x 8'7" (3.73 x 2.63)

### Bedroom 2

11'3" x 9'6" (3.44 x 2.90)

### Bathroom

5'11" x 5'1" (1.82 x 1.55)

### Tenure

Freehold

### Services

Mains gas, electricity, drainage and metered water.

### Council Tax Band

B

### EPC

C/72

### Situation

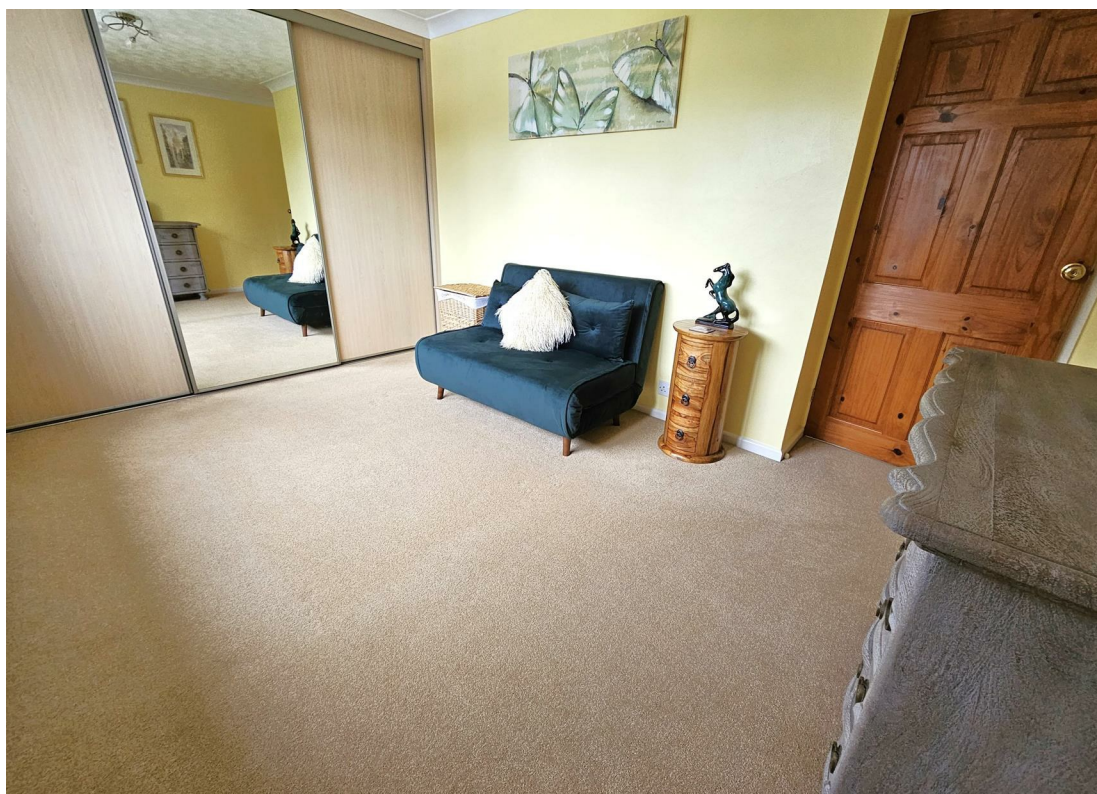
Buckland Monachorum is a highly sort after village on the edge of Dartmoor within easy commuting distance of Plymouth. The village boasts a well regarded primary school and a popular pub in the centre of the village. There are a number of walks from the village that lead you to open moorland encouraging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

### Directions

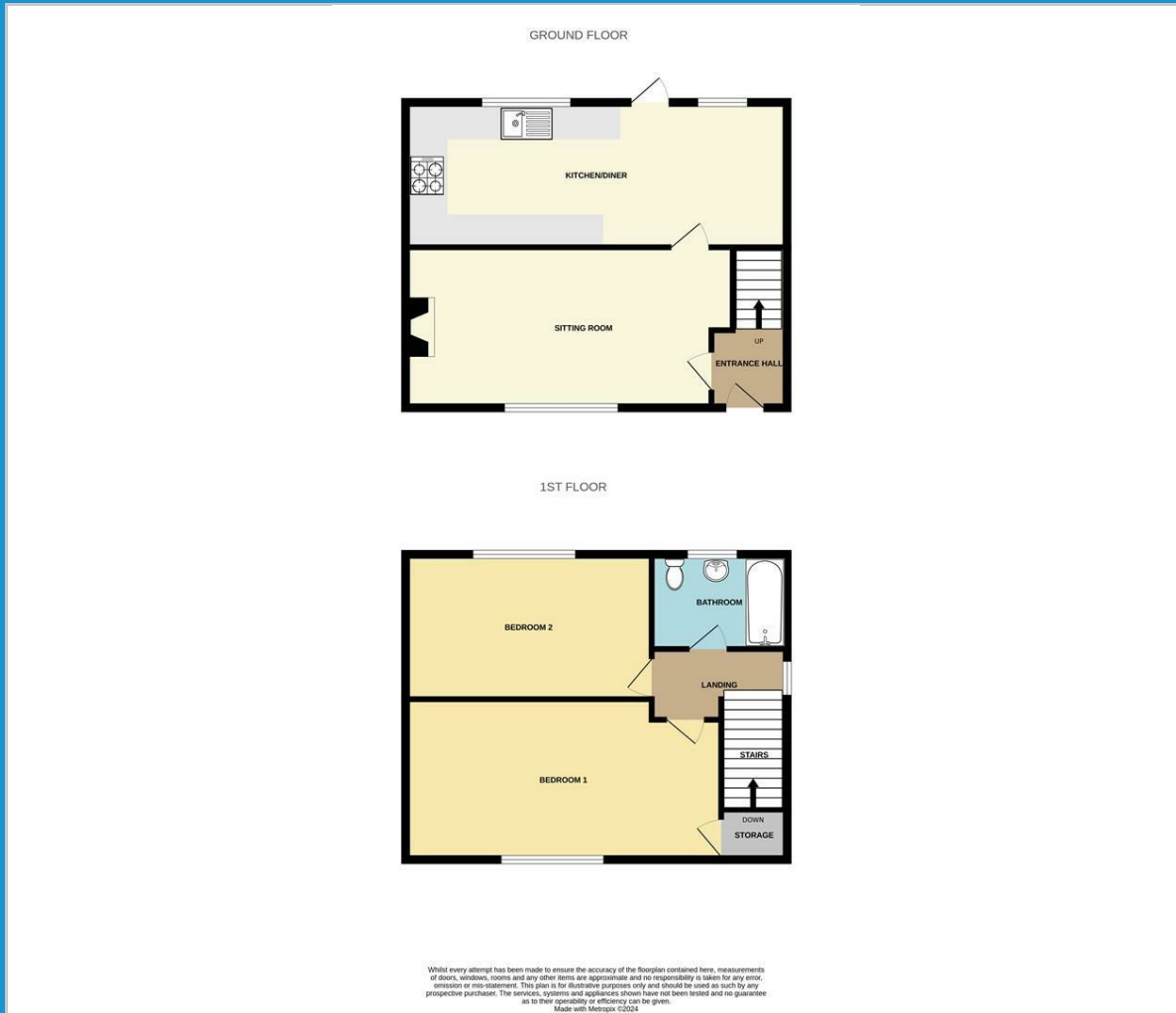
The postcode for the property is PL20 7NJ. From Crapstone you reach Buckland Monachorum, turn right passing the Drake Manor pub, follow this road passing the primary school, after a short distance turn right into Cross Park. Then take the first left and the property will be found on your right hand side.

### Agent's Note

This property is subject to a covenant, meaning that potential buyers have to have lived or worked in Devon for the last 3 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.

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## Area Map



## Energy Efficiency Graph

