



Town • Country • Coast



Station Road

Horrabridge, Yelverton

Guide Price £200,000



2



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1



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Station Road Horrabridge, Yelverton

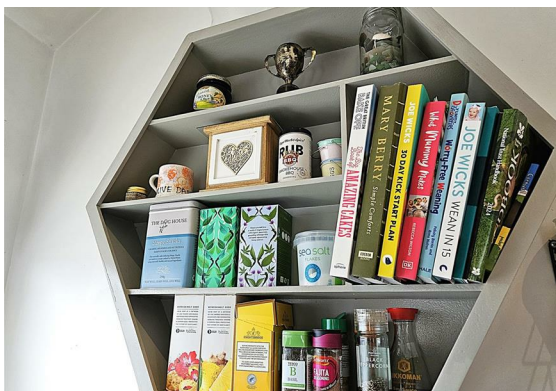
Situated in the heart of the sought after village of Horrabridge, is this elegantly decorated 2 bedroom maisonette. This property is a fantastic first home or potential investment property, offering fantastic access to local amenities as well as public transport. The property benefits from its own private entrance together with a fantastic private garden, being ideal for those who are green fingered or love the outdoors.

On the first floor the property offers an incredible open plan living/dining/kitchen space. This room is brilliantly light and airy, with space for entertaining, dining and simply relaxing. The Kitchen offers ample worktop space as well as a range of eye and base level units. There is also a window offering a superb view over the nearby countryside. Two large windows at the front of the property invite streams of natural light into the main living space. The family bathroom offers a 3 piece suite together with a shower over the bath.

To the rear of the property are two bedrooms. The master bedroom benefits from a stunning view over the garden and large built in wardrobe. The second single bedroom is to the rear of the property. A useful storage space can also be found in the hallway and is a suitable space for a washing machine and tumble drier.

The stunning garden is accessed via a shared pathway to the side of the property. Offering a tranquil space to relax in nature and enjoy the outdoors. A useful summerhouse can also be found at the end of the garden, connected to mains electricity offering potential for a home office if required.

Accommodation in brief is: Hallway, Living/Kitchen/Dining Room, Family Bathroom, Master Bedroom and second Bedroom.





Entrance

5'9" x 5'5" (1.77 x 1.67)

Living / Dining Room

15'3" x 13'3" (4.66 x 4.04)

Kitchen

11'0" x 6'9" (3.37 x 2.06)

Bedroom One

9'8" x 9'4" (2.96 x 2.85)

Bedroom Two

11'10" x 7'1" (3.61 x 2.16)

Bathroom

6'3" x 5'11" (1.93 x 1.82)

EPC

78/C

Tenure

Leasehold - Shared freehold with the other flat owner. All maintenance is shared 50/50. A Lease was granted in 2012 for 999 years, with 987 years remaining.

Services

Mains water, electricity, gas and drainage.

Council Tax Band

A

Situation

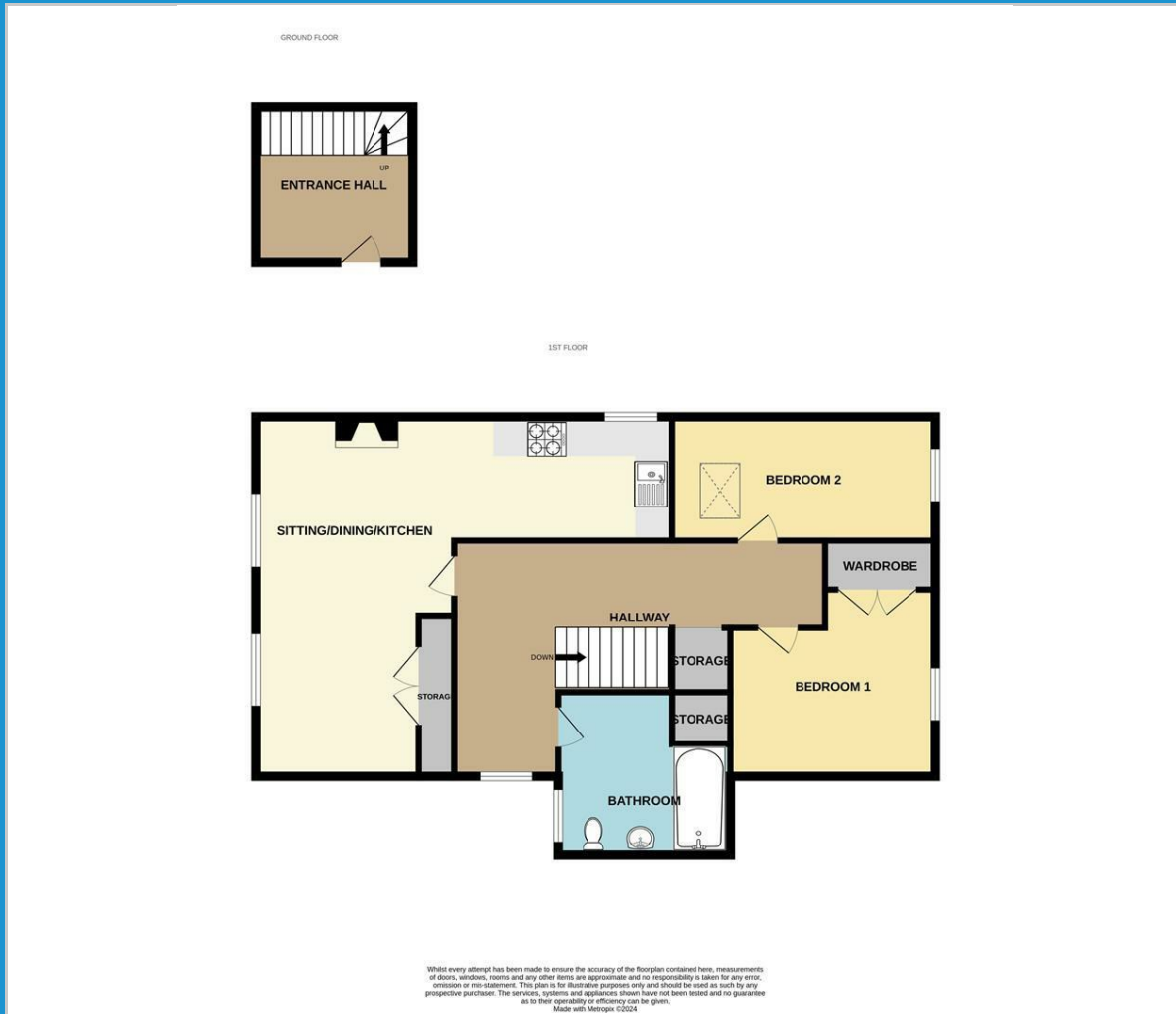
Horrabridge is a moorland village located on the eastern edge of Dartmoor. Walks on Dartmoor are within easy reach and there is also convenient access for those who need to commute to Plymouth. There is a vibrant community in the village with a number of local shops & two public houses. The popular Drakes Trail runs through the village providing a gentle walk or cycle to Tavistock or Yelverton & beyond.

Directions

Proceed along the A386 for around 10 minutes until you reach Horrabridge. As you come into Horrabridge, you will find the Leaping Salmon pub on your left hand side. Cross the bridge just past the pub on your right. Proceed across the bridge and past the shop and takeaway. You will shortly find the property on your left hand side.



Floor Plan



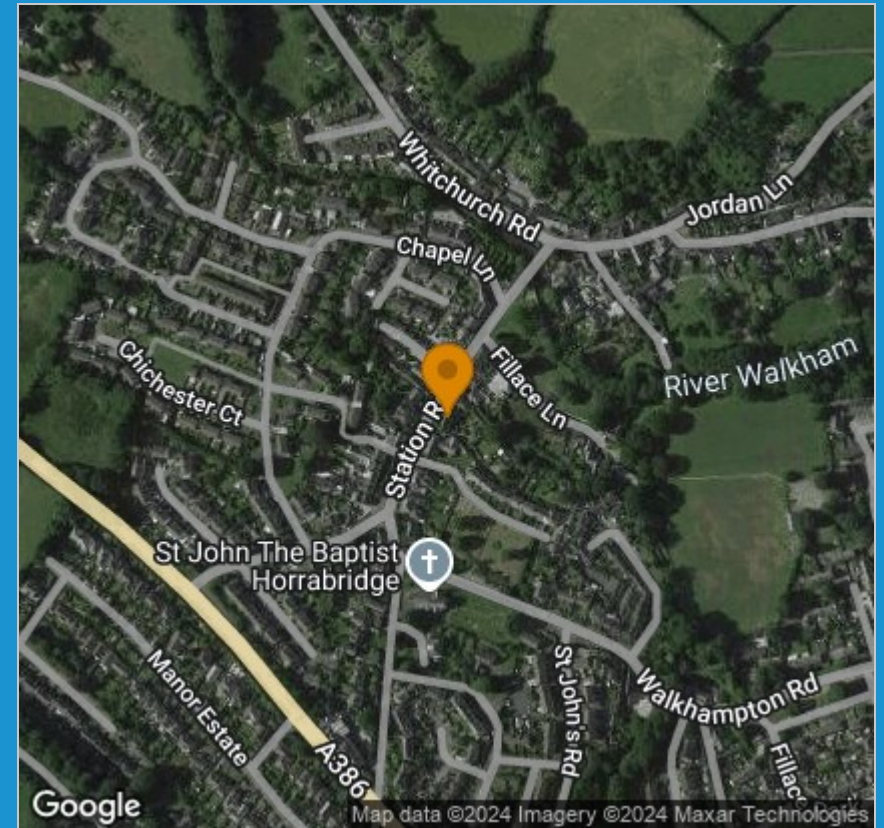
Viewing

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

