



Town • Country • Coast



Ottor Road
Yelverton

Offers In Excess Of £330,000



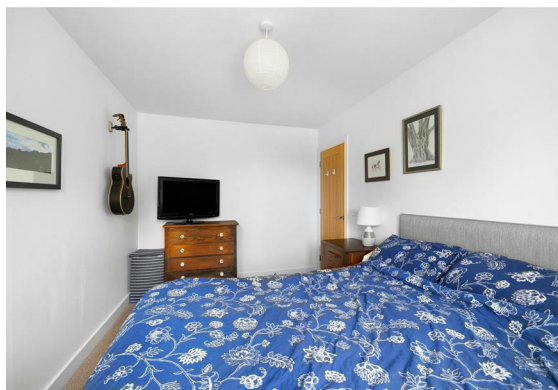
Ottor Road

Yelverton

NO ONWARD CHAIN!! A superbly presented three bedroom detached house built in 2019 on the fringe of the higher desirable Moorland Village of Yelverton, boasting a generous rear garden and two off street parking spaces. The property forms part of a modern development of 32 homes in a convenient location away from the main thoroughfare in this Dartmoor village. Yelverton offers a variety of amenities which include bus services, supermarket, butchers, delicatessen, doctors surgery, chemist, garage/workshops, pub/restaurant and further independent stores.

The property benefits from mains gas central heating, superb energy efficiency and a 10 year Premier Housing Guarantee. The accommodation comprises of hallway, WC, Open plan kitchen, Living/dining room and to the first floor are three good sized bedrooms and a family bathroom. The garden is a real feature of the property and extends from the rear of the house with a paved patio and pedestrian gate with further space also owned by the property.

Accommodation briefly comprises: Entrance hall, Open plan Kitchen leading to Living/Dining room, Cloakroom, First floor landing, two double bedrooms and further single bedroom, Family bathroom.





Living/Dining Room

16'1 x 14'3 (4.90m x 4.34m)

Kitchen

13'1 x 8'7 (3.99m x 2.62m)

Downstairs WC

Bedroom One

14'3 x 8'8 (4.34m x 2.64m)

Bedroom Two

13'4 x 8'7 (4.06m x 2.62m)

Bedroom Three

10'8 x 7'5 (3.25m x 2.26m)

Bathroom

7'5 x 5'5 (2.26m x 1.65m)

Parking

2 Off Street Parking Spaces. Strip by the side of the garden is owned by the property.

EPC

83/B

Tenure

Freehold

Services

Mains electricity, gas, water and drainage.

Council Tax Band

D

Situation

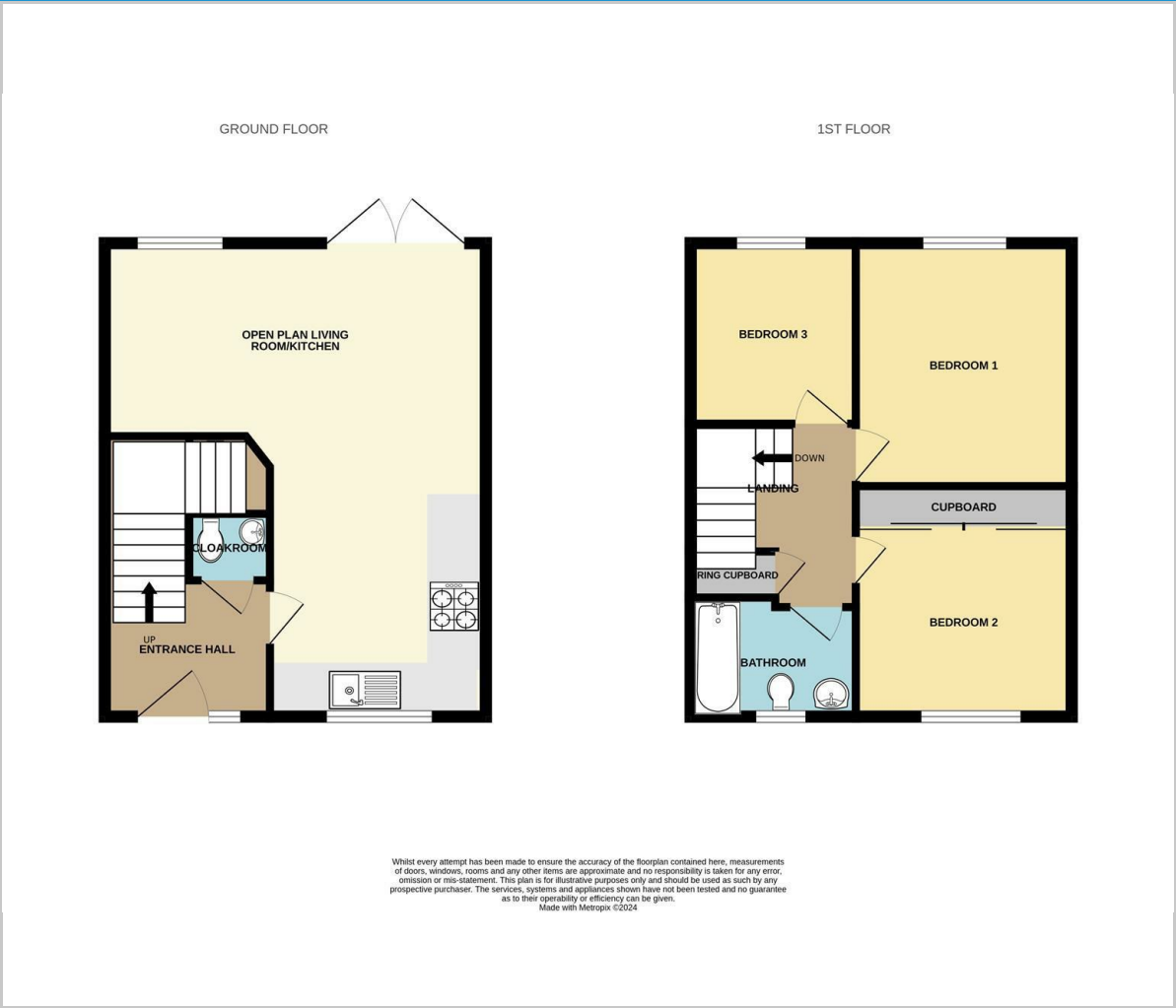
Yelverton provides a vast selection of amenities including shops, eateries, garage and hotel, the ancient stannary town of Tavistock just 6 miles from here and the historic naval port of Plymouth about 10 miles. The community is served by local buses and county bus services whilst the A386 Tavistock 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 until you reach a left hand turning named Briar Tor. Follow the road all the way around and down and you will reach another left hand turning into the Ottor Road development. You will find the property on your left.



Floor Plan



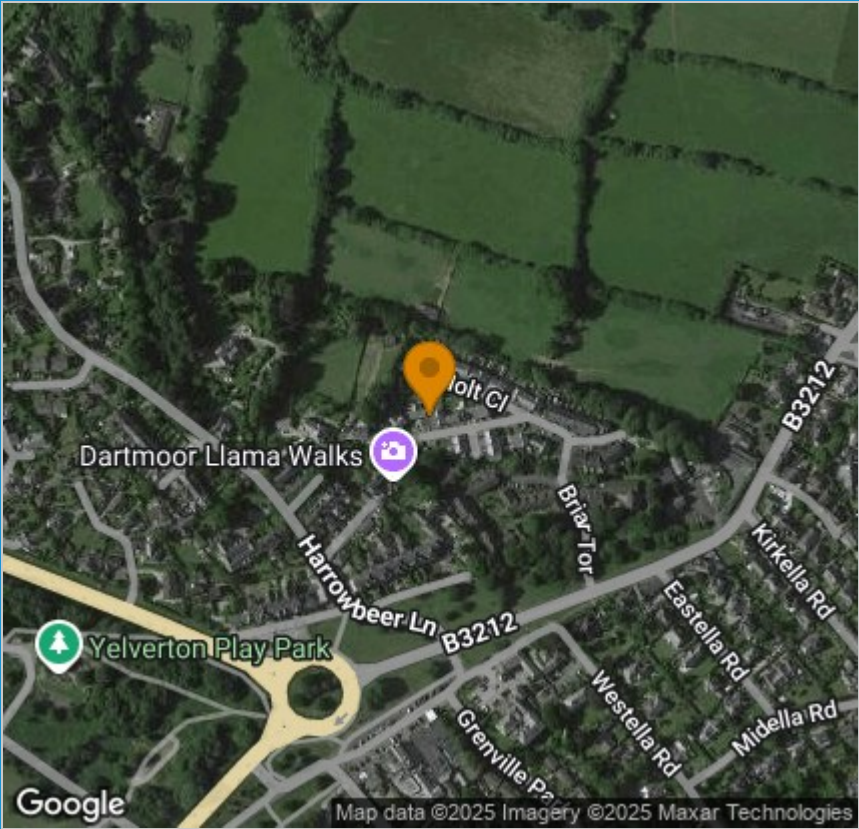
Viewing

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

