



Town • Country • Coast



Yelverton

Offers In Excess Of £380,000









# Yelverton

Located on the fringes of this sought after village, within a short walk of open moorland and offered with NO ONWARD CHAIN, is this flexible and versatile detached home offering four double bedrooms, three reception rooms, together with a separate detached outbuilding/annexe for overflow accommodation. Ideally suiting those with a dependent relative, teenager or income potential. Arranged over three floors, the lower ground floor is self contained, together with its own entrance, being ideal for a relative/multi-generational living.

Offered with mains gas central heating and a woodburning stove in the ground floor living room, the accommodation comprises; Lower ground floor with main front entrance hall, open plan living room, double bedroom and a shower room. From the side of the property a door leads into the ground floor entrance hall with utility room and boot room. A door leads into a generous sitting room and a useful study. The kitchen/breakfast room boasts bi-fold doors to the side and rear overlooking the patio and gardens. On the first floor, the landing gives access to three double bedrooms and family bathroom.

To the side of the property is a brick paved driveway providing off road parking for two/three vehicles, with a gate leading to the side and rear of the house, together with access to the outbuilding/annexe which comprises a living/bedroom, kitchenette and shower room, ideal for those looking to work from home, overflow accommodation or income potential, subject to any necessary consents.

The rear gardens are laid to lawn with extensive patio area, bordered by mature hedge and fence boundaries. To the rear of the property there are steps that lead up to a raised area of land, ideal for growing vegetables.



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## LOWER GROUND FLOOR

Entrance Hall

Open Plan Living Room

22'0" x 14'2" (6.71m x 4.33m)

Bedroom 4

10'10" x 7'8" (3.32m x 2.34m)

Shower Room

## GROUND FLOOR

Entrance Hall

Boot Room

10'11" x 5'10" (3.35m x 1.79m)

Utility Room

8'11" x 6'2" (2.74m x 1.90m)

Sitting Room

25'7" x 15'4" max (7.80m x 4.68m max)

Study

9'10" x 9'1" (3.02m x 2.77m)

Kitchen/Breakfast Room

12'5" into recess x 14'1" (3.79m into recess x 4.31m)

## FIRST FLOOR

Bedroom 1

14'2" x 9'0" max (4.34m x 2.76m max)

Bedroom 2

14'7" x 7'11" max (4.47m x 2.42m max)

Bedroom 3

11'6" x 9'9" max (3.52m x 2.98m max)





#### Family Bathroom

#### ANNEXE

#### Living Room/Bedroom

12'0" x 12'11" (3.66m x 3.96m)

#### Kitchenette

6'8" x 6'0" (2.05m x 1.83m)

#### Shower Room

6'8" x 3'6" (2.05m x 1.08m)

#### Services

Mains water, electricity, drainage and gas.

#### EPC

D58

#### Local Authority

West Devon Borough Council - Tax Band D

#### 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

Follow the A386 from Tavistock into Horrabridge, proceed up the hill and turn right signposted to Crapstone, over the cattle grid. After a short distance turn right into a 'No Through' road signed Old Station Road. Continue along this road and after a short distance you will see another cattle grid on the right hand side. Follow this track to the bottom where the property will be found on the right hand side.

#### AGENTS NOTE

The property is currently tenanted and the internal photographs are pre-tenancy.









Floor Plans



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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Location Map



Energy Performance Graph

