



Town • Country • Coast



Woodcroft

Crapstone, Yelverton

Guide Price £175,000



2



2



1



B



## Woodcroft

Crapstone, Yelverton

**NO ONWARD CHAIN!!!** This well presented, two bedroom apartment is in a bespoke development for the over 55s in the sought after village of Crapstone.

The spacious apartment boasts an open plan living/dining room with a modern kitchen housing a built in fridge/freezer, dishwasher and washing machine as well as a double oven and electric hob. With lots of windows, the apartment benefits from plenty of natural light.

The master bedroom is a large double, complete with a walk in wardrobe and en-suite shower room. The second bedroom is also a double, with windows overlooking the pretty communal gardens. There is also a modern, tiled bathroom with bath and shower over, basin and WC.

Outside the building is surrounded by pretty communal gardens and the apartment benefits from its own parking space and outside storage unit in a brick-built, dedicated storage facility.







#### Entrance Hall

#### Living / Dining Room

20'0" x 12'5" (6.10 x 3.78)

#### Kitchen

8'7" x 7'1" (2.62 x 2.16)

#### Bedroom 1

18'2" x 8'10" (5.54 x 2.69)

#### En-Suite Shower room

#### Walk In Wardrobe

#### Bedroom 2

20'0" x 8'7" MAX (6.10 x 2.62 (6.09 x 2.61) MAX)

#### Family Bathroom

#### Tenure

Leasehold. 999 Years From 2008. The owners own a share of the freehold. Current service/maintenance charge: £1,500 p.a. Managing agents: Winfields.

#### Agents Note

This apartment is for over 55's.

#### Services

Mains Water, Drainage, Electricity & Gas

#### Council Tax Band

C

#### EPC

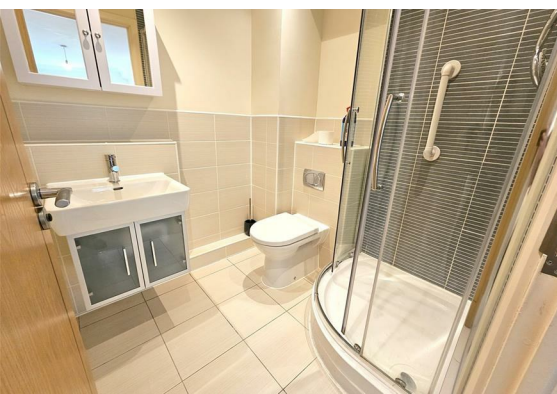
B/84

#### Situation

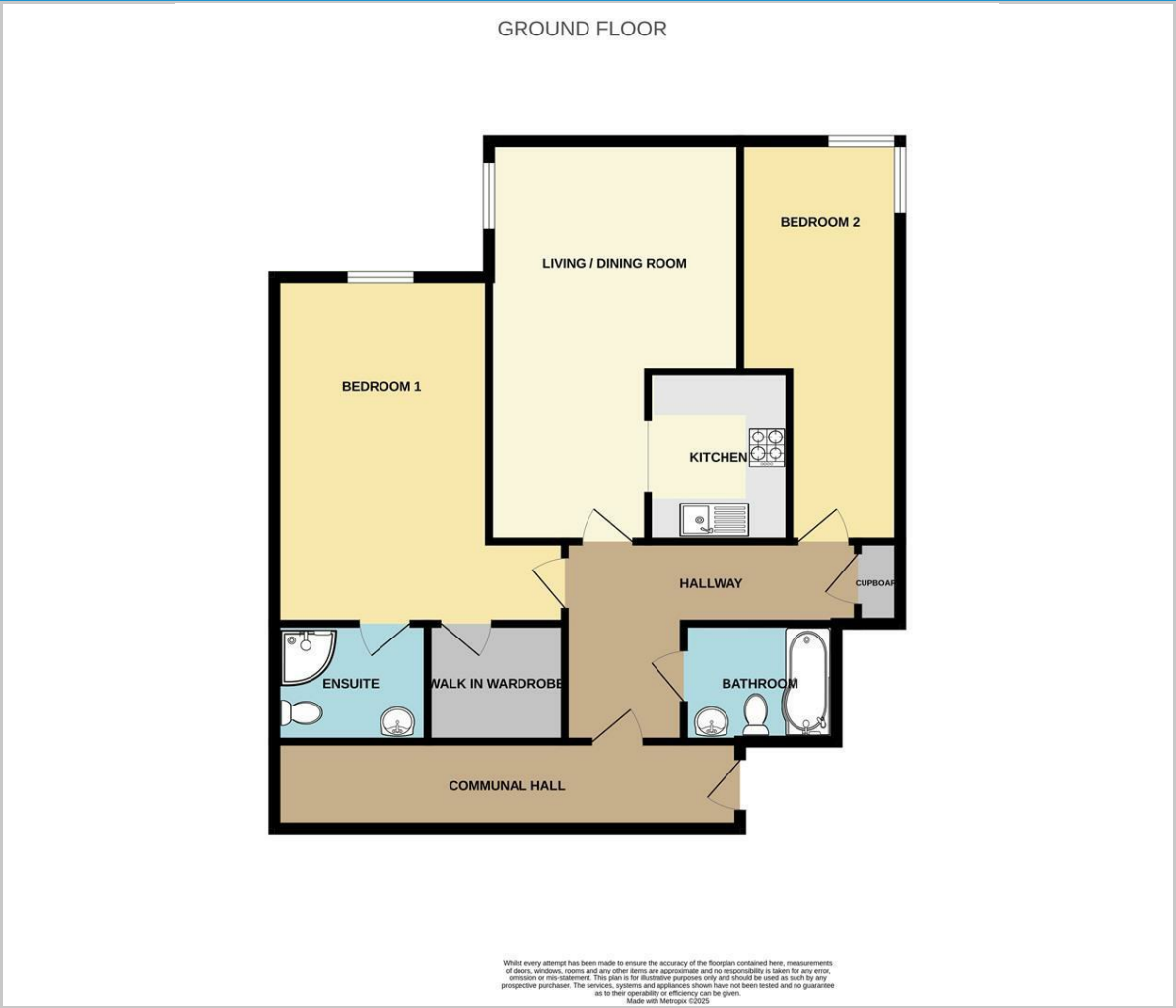
Crapstone is a small village in the heart of Dartmoor National Park with village shops and a post office. It is approximately 1 mile from Yelverton which has good shopping facilities and easy access to the A386 to Plymouth and Tavistock.

#### Directions

From Yelverton proceed to Crapstone. Follow the road into the village, passing the war memorial on your right. Woodcroft can be found in front of you and accessed taking the first left hand turn then an immediate right in to the parking facilities and grounds for Woodcroft.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

