



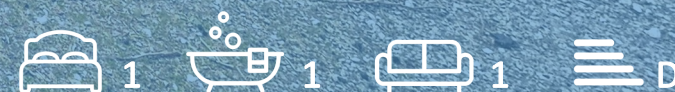
Town • Country • Coast



Crapstone Road

Yelverton

Guide Price £135,000



## Crapstone Road

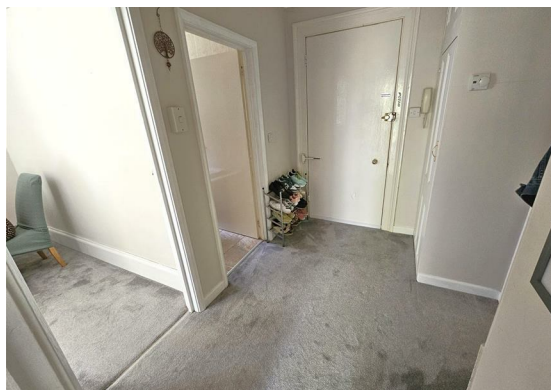
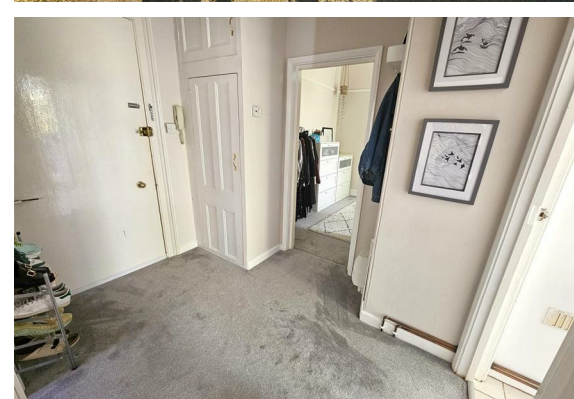
Yelverton

This well presented, one bedroom first floor flat is situated in a grand, Victorian property, with communal parking and substantial grounds with immediate access onto open moorland.

The building has plenty of original features, with the original stained glass windows and wide open hall and stair case to the first floor.

Within the flat there are high ceilings and generous rooms. The living / dining room has a large bay window that overlooks the front, the garden and out to the open moorland. The modern kitchen provides ample storage and worktop space along with a door out onto the balcony - a perfect spot for alfresco dining. The bedroom is incredibly spacious with a large window letting in plenty of natural light. The bathroom has a bath with shower over, WC and basin.

To the front of the building is parking and easy access straight out on to open moorland. It is in an enviable location with great links into Plymouth.





#### Entrance Hall

#### Living/Dining Room

13'5" x 8'2" (4.10 x 2.51)

#### Kitchen

9'8" x 6'3" (max) (2.96 x 1.91 (max))

#### Bedroom

18'11" x 9'5" (5.77 x 2.88)

#### Bathroom

4'9" x 8'2" (1.45 x 2.51)

#### Tenure

Leasehold - 999 years from 1975. Share of the Freehold (1/9th). Service/maintenance charge £65 per month.

#### Services

Mains electricity, gas, drainage and water.

#### Council Tax Band

A

#### EPC

D/58



#### 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

Approaching Yelverton from Tavistock take the second exit at the roundabout. Continue along this road, taking the second right signposted 'Crapstone'. Follow this road around the corner, passing Knightstone Tea Rooms on your right and after a short distance the entrance to the property can be found 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.

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

