



Town • Country • Coast



Woodlands

Dousland, Yelverton

Guide Price £475,000



3



1



2





## Woodlands

Dousland, Yelverton

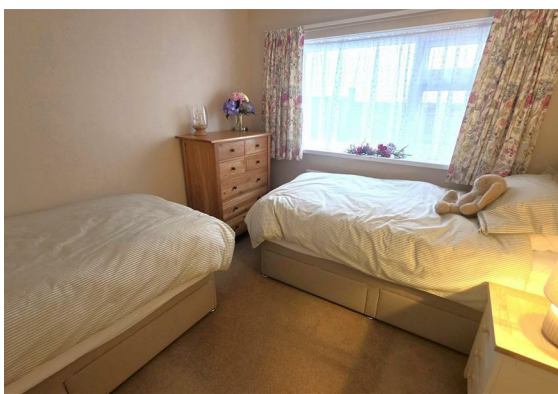
Set in a highly desirable village location is this 2/3 bedroom, detached and well presented bungalow with generous garden, flexible living, utility with separate WC and integral garage in close proximity to the moors and village amenities.

In the popular village of Dousland, the property is located on a quiet road and offers a gated drive and lawned front garden. The bungalow has oil fired central heating and cavity wall insulation. You enter the property into a welcoming hallway which leads to all rooms. The light and bright living room offers plenty of space for furniture and features a focal fireplace with Calor Gas Stove for cosy winter evenings.

The kitchen boasts a range of wall and base units and has a large window that overlooks the garden and a neighbouring paddock and two beautiful horses, along with the moorland beyond which is Burrator Lake. There is space for a table, ideal for dining and morning coffee. A door from here leads to the utility room and a separate WC. From here there is access to the garage and out to the garden. There is a further reception room, currently utilised as an office but could be a separate dining room or even third bedroom. This leads to a bright sun room which has a lovely outlook over the garden. The sun lounge has underfloor heating and a special coating on the roof, to reflect the heat of the sun in the Summer and retain the heat in the cooler months.

The two bedrooms are to the front and side of the house, both double in size. Outside, to the front is a large lawned area bordered by shrubs, drive and garage with electric door and EV charging point.

To the rear is a generous garden, mainly laid to lawn with various points for sitting and enjoying the warmer weather. Both garden's enjoy full sunshine. There is also a useful storage shed.







#### Entrance Hall

#### Living Room

13'9" x 13'5" (4.21 x 4.09)

#### Kitchen

12'8" x 9'1" (3.88 x 2.78)

#### Utility Room

8'8" x 9'11" (widest) (2.66 x 3.04 (widest))

#### WC

#### Bedroom 1

13'4" x 11'2" (4.08 x 3.42)

#### Bedroom 2

11'5" x 9'4" (widest) (3.48 x 2.86 (widest))

#### Bedroom 3/Dining Room

11'5" x 9'4" (3.5 x 2.86)

#### Garage

17'0" x 9'7" (5.19 x 2.93)

#### Tenure

Freehold

#### Services

Mains electricity, drainage and metered water. Oil fired central heating. Underfloor heating in the sun lounge.

#### Council Tax Band

D

#### EPC

TBC

#### Situation

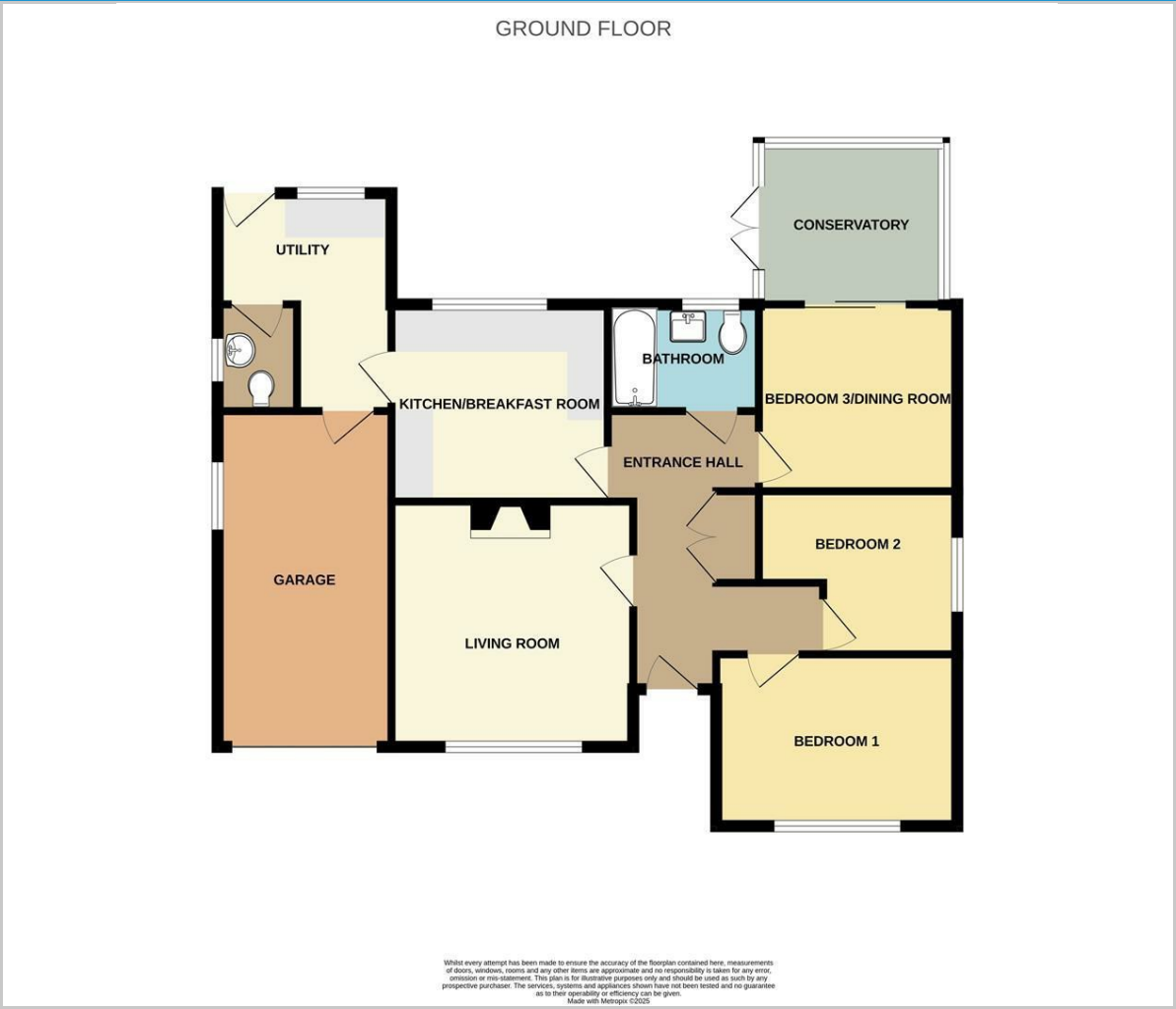
Only around 4/5 minutes drive from Yelverton, which provides a vast selection of amenities including shops, eateries, garage and hotel, the ancient stannary town of Tavistock just 6 miles from here and the historic naval port of Plymouth about 10 miles. The community is served by local buses and county 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. The small village of Dousland with its popular pub, The Burrator Inn, is also within a very short drive.

#### Directions

From Tavistock, take the A386 to Yelverton. At Yelverton Roundabout take the first exit. Continue along this road to Dousland and turn right just after The Burrator Inn. Follow this road up taking the second left into Woodlands at the junction, turn right and the property will be found on your left hand side.



Floor Plan



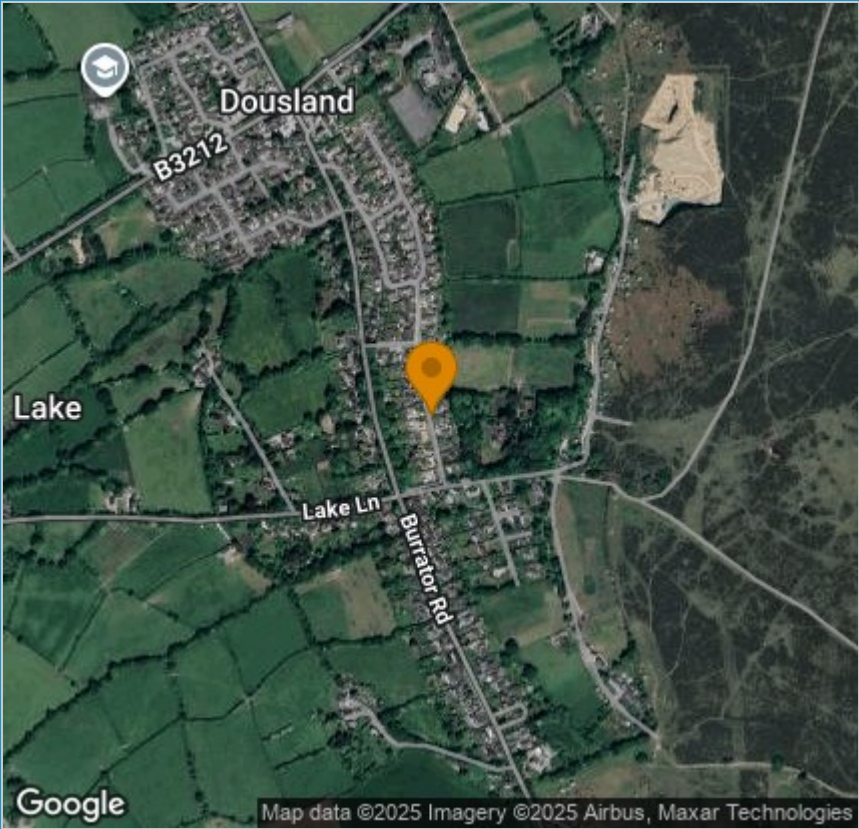
Viewing

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Area Map



Energy Efficiency Graph

