



YELVERTON

OFFERS OVER **£290,000**

Spacious, End-Terraced 3 Bedroom Home

 3 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: B (83)

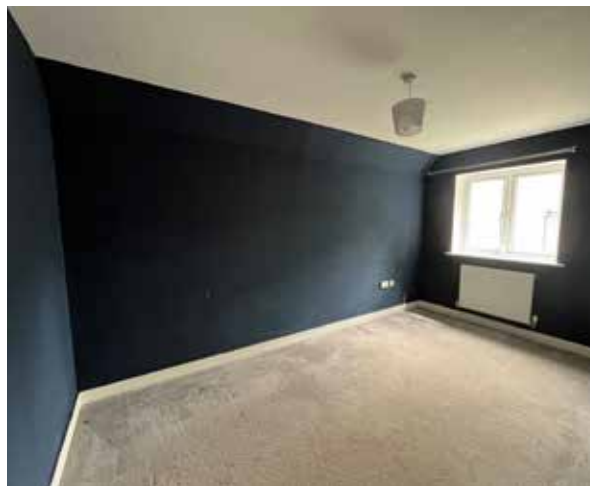
**MILLER**
TOWN & COUNTRY



- » Large Corner Plot
- » Spacious Open-Plan Living Space
- » Modern Kitchen
- » Downstairs WC
- » Three Double Bedrooms
- » Bathroom
- » Secure Rear Garden
- » Two Allocated Parking Spaces

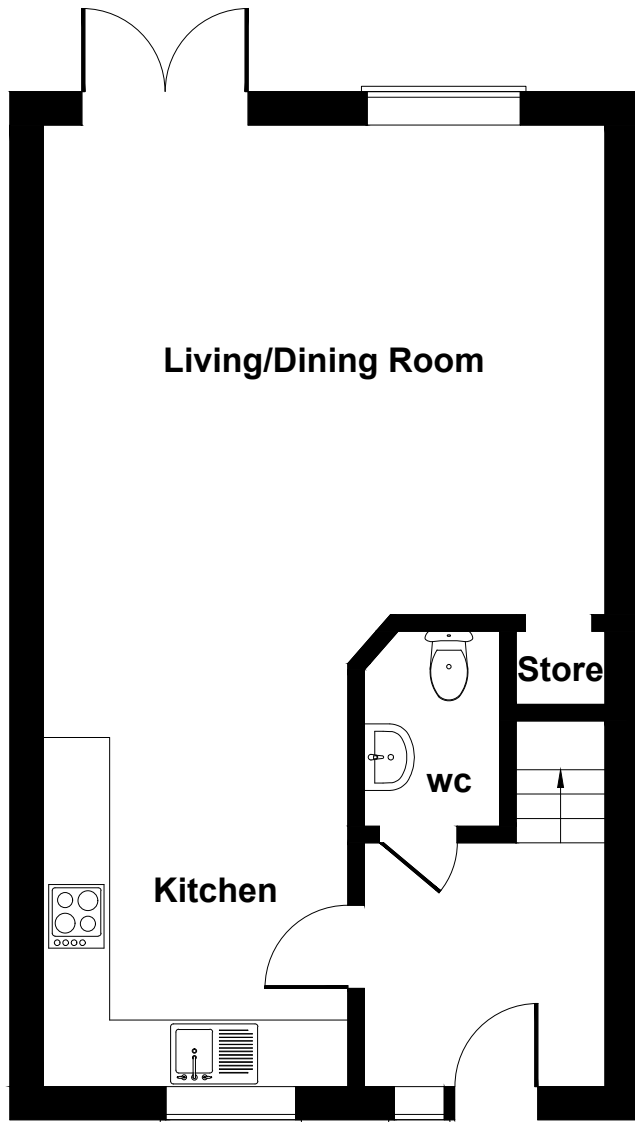
The Property

Sit in a corner plot at the end of a quiet cul-de-sac, this end terrace house offers deceptively spacious accommodation throughout. You are firstly welcomed into a large hallway with an all-important downstairs WC easily accessible from the front door. The modern kitchen overlooking the front opens to a large living room/dining room with French windows overlooking the rear garden. Upstairs are three double bedrooms, one with a built-in wardrobe, and family bathroom.

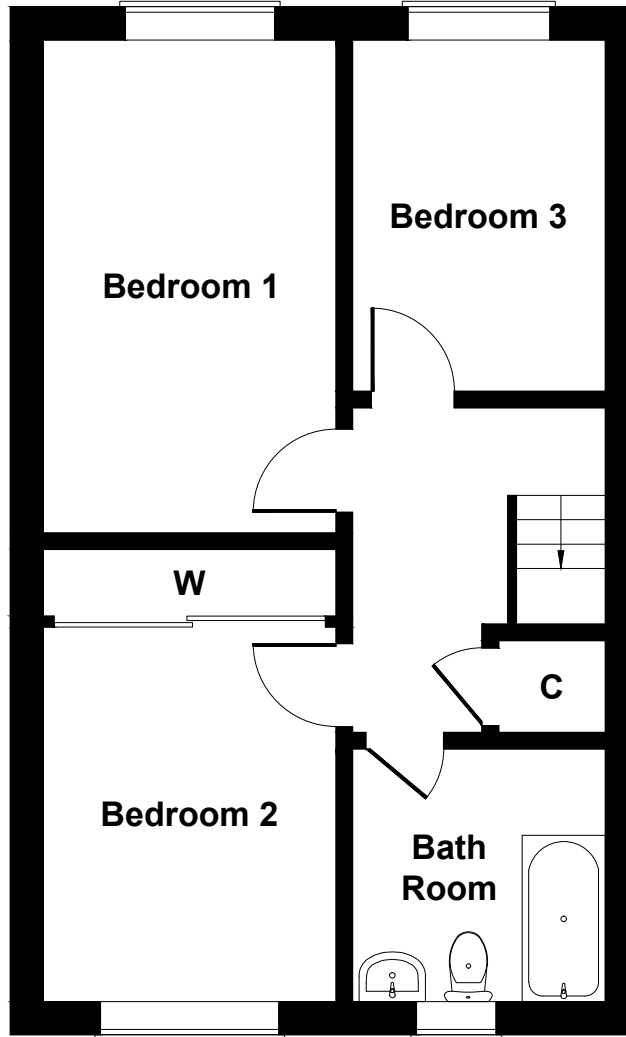


Location

Yelverton is a popular village situated on the fringe of Dartmoor National Park offering access to miles of unspoilt countryside and has easy access to cycle paths. The village is well served with local amenities and is well placed for easy access to both the maritime city of Plymouth and the south coast as well as the pretty nearby market town of Tavistock which is steeped in history.



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Ground Floor

Hallway 7'01" x 8'01"

WC 3'09" x 5'10"

Kitchen/Dining/Living Room (L-shaped)
 16'06" x 28'06" (Max) 9'00" x 13'10" (Min)

First Floor

Landing

Bathroom 7'04" x 6'00"

Bedroom 2 8'08" x 11'03"

Bedroom 1 8'08" x 14'03"

Bedroom 3 7'05" x 10'08"

Outside

From the French doors there is a patio and path that leads to the gate from the rear access. There is a large area of artificial lawn with a wooden summer house. Wooden steps lead past a raised bed to a natural lawn area and a further wooden shed, all with fence boundaries. At the front there is an area natural grass, and two allocated parking spaces.

Services: Mains electricity, gas, water & drainage. Gas central heating.

Tenure: Freehold

Council Tax Band: C

Agents Note: Cover under the warranty provider (Premier Guarantee) is valid until 2029 (excluding defects insurance which expired in 2021). Annual service charge was £186.91 for 2024



Miller Town & Country | 01822 617243

2 Drake Road, Tavistock, Devon, PL19 0AU.

tavistock@millertc.co.uk | www.millertc.co.uk



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

**CONSUMER PROTECTION FROM UNFAIR
TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
they form part of any contract.

