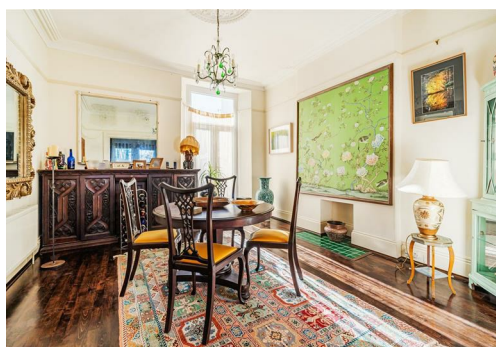




2 Hazel Grove



Tavistock approx. 5 miles, Plymouth City Centre approx. 10 miles, Derriford Hospital approx. 6 miles

CHAIN FREE A delightful terraced period property offering a wealth of character and charm throughout. This wonderful property provides accommodation of generous proportions set over three floors, providing space and scope for any growing family.

- Delightful Period Property - Character & Charm Throughout
- Approx. 2543 sq ft
- Two Large Reception Rooms
- Kitchen/Breakfast Room
- Separate Utility Room with W.C.
- Six Bedrooms
- Family Bathroom Plus Shower Room
- Courtyard Garden
- Freehold
- Council Tax Band E

Guide Price £550,000



SITUATION

This charming family home is situated within the sought after moorland village of Yelverton and is within walking distance of a range of local amenities which include a convenience store, deli, post office, doctors, dentist, coffee shops and a garage. There is direct access to the Dartmoor National Park offering a huge range of activities for the lovers of the great outdoors. A more extensive range of shopping can be found within the charming market/stannary town of Tavistock and the Ocean city of Plymouth. The area has an excellent choice of first class independent and grammar schools located in both Tavistock and Plymouth. The south coasts of Devon and Cornwall, with its beautiful estuaries, beaches and coastal walks are all within easy reach. Plymouth's mainline railway station provides a commuter service to London Paddington (3 hours).

DESCRIPTION

A chain free, terraced period property, believed to have been built in 1904, offering an abundance of character throughout the light, spacious and versatile accommodation, which is set over three floors. This wonderful home is situated in a convenient and pleasant location and provides great opportunities for those seeking a lovely family home in a sought after village location within a thriving community.

ACCOMMODATION

The entrance hallway provides access to two generous reception rooms and the kitchen/breakfast room, all with high ceilings and attractive period features. The large sitting room has a bay window

to the front aspect of the property and a feature working fireplace, whilst the dining room is of an equally good size and has French doors to the rear courtyard. The kitchen/breakfast room has doors leading to the pantry and utility room, which also houses the boiler and a separate W.C. The first floor landing is spacious and provides access to the family bathroom, separate W.C. and three double bedrooms – the main bedroom is very generous in size and boasts a large bay window to the front aspect of the property and built in storage.

Stairs continue to rise to the second floor, leading to a further three smaller double bedrooms and a 'hidden' shower room with W.C. for additional convenience.

OUTSIDE

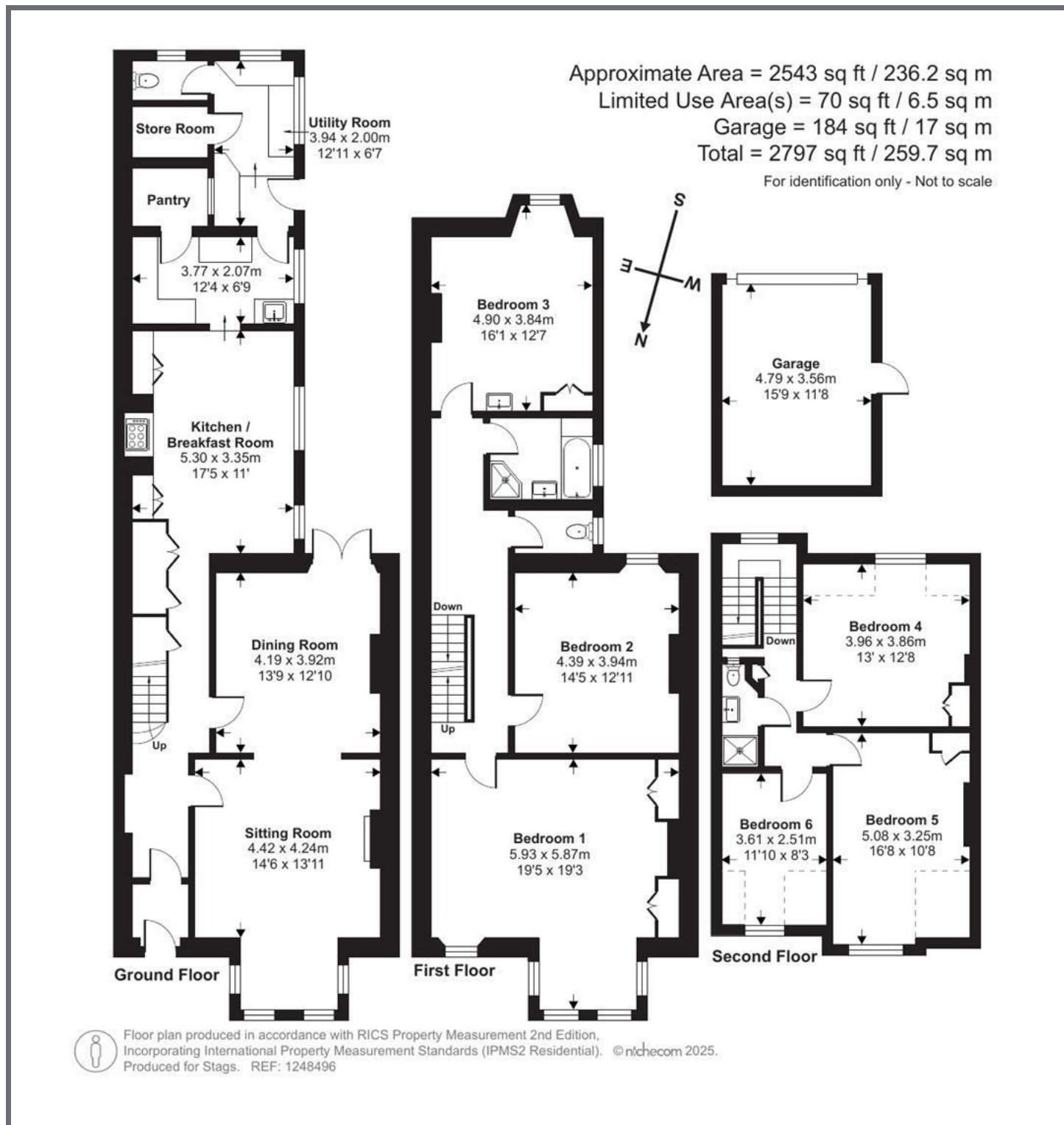
The property is situated on a private lane with unallocated parking to the front of the property. There is a small gated garden to the front of the property with a paved path leading up to the front door. To the rear of the property is an enclosed courtyard style garden and a single garage, which does require refurbishment.

SERVICES

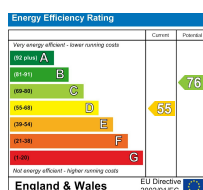
Mains Water, Drainage, Gas & Electricity. Very low flood risk.

Based on the latest data from Ofcom Superfast broadband and Mobile coverage from EE, O2, & Three are available at the property.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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