



Binkham Hill, Yelverton PL20 6BD

welcome to

Binkham Hill, Yelverton

A spacious detached family home with two receptions, cloakroom and utility. Three good sized bedrooms and an artist studio. The property is in very good order throughout with the benefit of uPVC double glazing and central heating, a large rear garden and a large sweeping drive with ample parking.



Entrance Porch

Front door to the entrance hall with a door to the hall and stairs.

Cloakroom

W/C //ac

Lounge

16' 10" x 11' 6" (5.13m x 3.51m)

Double glazed windows. With patio door to the rear garden and a feature wood burner. Radiator and double glazed window to the front elevation.

Reception

11' 2" x 11' 4" (3.40m x 3.45m)

Double glazed window to the front elevation with a radiator. A walk way through, with double glazed windows to the front and rear elevations. Sky lights and double glazed door to the garden.

Paint Studio

16' 7" x 11' 2" (5.05m x 3.40m)

Kitchen/Dining Room

18' 11" x 11' 4" (5.77m x 3.45m)

High gloss base units with solid wood worktop over a stainless steel sink. An oven with a grill and electric hob, space for a fridge freezer and space and plumbing for a dishwasher. Radiator and side and rear double glazed windows with a patio door to the rear garden.

Utility

Gloss base level units with a wall mounted boiler, space and plumbing for a washing machine and tumble dryer and stainless steel mixer tap. Double glazed window to the side elevation.

Landing/Study Area

Double glazed window to the rear elevation.

Bedroom One

16' 10" x 11' 5" (5.13m x 3.48m)

Dual aspect and double glazed window to the front and rear elevation with a radiator.

Bedroom Two

11' 5" x 10' 11" (3.48m x 3.33m)

Double glazed window to the front elevation with a radiator.

Bedroom Three

11' x 11' 9" (3.35m x 3.58m)

Wood floor with built in storage cupboard and double glazed window to the rear.

Shower Room

Corner shower with w/c and tiled walls with wall mounted radiator, vanity unit with led spot lights.

Bathroom

Tiled wall and floor with wash hand basin and w/c.

Tiled panel bath, radiator and obscure double glazed window to the side elevation.

Front Garden

Front garden laid to gravel with lawn and plant borders all enclosed by a brick wall with gated side access.

Rear Garden

Laid to lawn with mature raised plant borders, graveled patio areas and gated side access.



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welcome to

Binkham Hill, Yelverton

- Very Spacious Detached Three Bedroom House
- Council Tax Band D
- Two Reception Rooms
- Additional Cloakroom, Utility and Landing/Office
- Two Bathrooms

Tenure: Freehold EPC Rating: C

£495,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
PYP104005 - 0007

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