



# Falcon

01752 600444

## 12 Woodcroft

Crapstone, Yelverton, PL20 7NU

Guide Price £190,000 - £200,000







## In Brief

**A superb second floor 2 bedroomed flat with en-suite in gorgeous position for the over 55's.**

**Reception Rooms** Large living room / dining room

**Bedrooms** 2 lovely bedrooms

**Heating** Gas central heating

**Area** 795 sq ft

**Tenure** Leasehold

**Parking** Allocated parking space + visitor spaces

**Council Tax** D

## Description

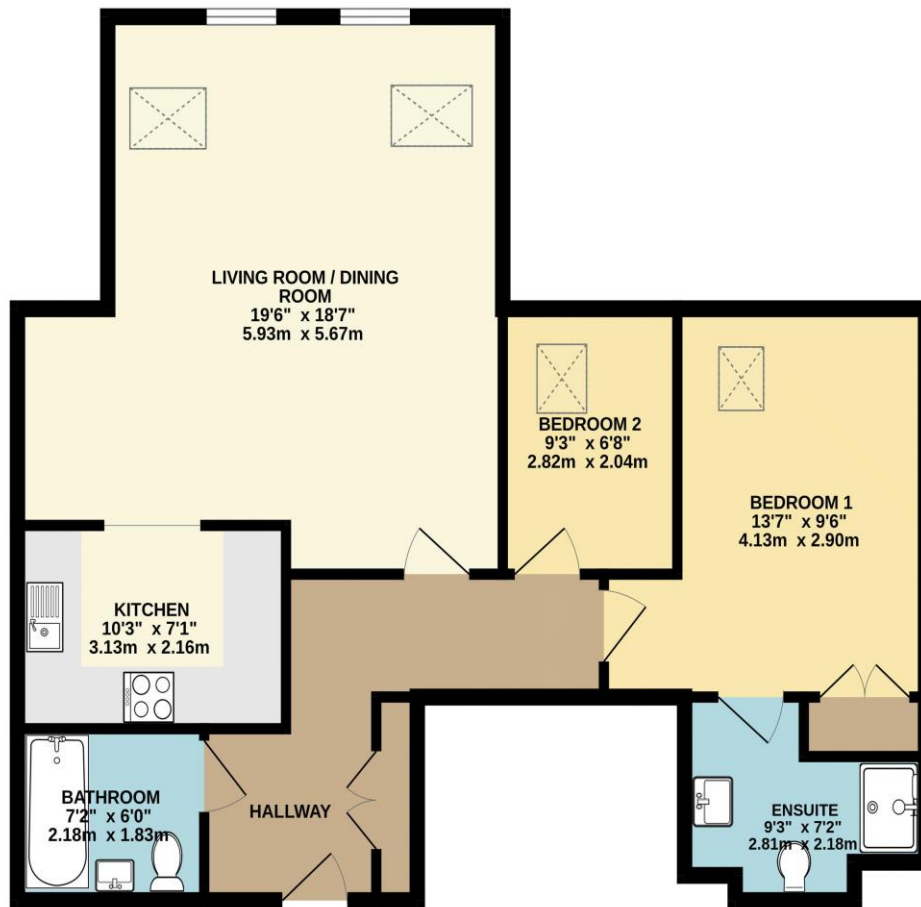
A fabulous 2 bedroomed flat on the second floor of this purpose built 2008 building of 14 flats for the over 55's. As you approach the building you will see that it occupies a lovely corner site with some fabulous trees all around. Once through the secure communal doorway you find yourself in a light and spacious communal hallway. A staircase takes you to the second floor or of course you can take the lift! Once in the flat you have a spacious hallway. The living room / dining room is a wonderful and good sized room with windows and velux style windows to let the light in. Off this room is the kitchen which is stylishly fitted with a contemporary range of units that includes an oven, hob with extractor and dishwasher. There is an integral washing machine and fridge freezer. The second bedroom is a nice single whilst the main bedroom is a good size double with an en-suite shower room. The family bathroom is also a lovely room fitted with a stylish bathroom suite with a mixer shower over the bath. The flat comes with underfloor heating to the reception room and the bedroom together with upvc double glazing. Outside there are gardens all around Woodcroft for all to share and enjoy whilst the flat has an allocated parking space. There are also visitor spaces too. Set within the boundaries of Dartmoor National Park the property offers good access to the city of Plymouth and the historic market town of Tavistock. Yelverton is close by which offers good facilities with a variety of shops, pubs and a doctors surgery. This property is being sold with NO ONWARD CHAIN !

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## Floor Plans

GROUND FLOOR  
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.9 sq.m.) approx.  
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## Fixed Price Conveyancing

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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		
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