



Town • Country • Coast



Binkham Hill

Yelverton

Guide Price £450,000



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Situated in the sought after area of Binkham Hill, Yelverton, this spacious detached bungalow offers generous living spaces, two bedrooms, a well appointed kitchen, detached garage, enclosed garden and gated driveway with parking for multiple cars. The property sits in a popular location, providing a serene environment with the rear overlooking neighbouring fields, while still being conveniently close to local amenities. For those seeking convenience, you would be just a short stroll to the local Doctor's Surgery, The Rock Inn Public House and Yelverton village centre and popular stores.

As you approach the home, you will be greeted by a gated drive, ensuring parking and security. With a large living room and two further reception rooms, all with large windows letting in plenty of natural light, this home is ideal for both relaxing and entertaining.

One of the standout features of this property is its stunning views overlooking the lush fields, allowing you to enjoy the beauty of nature right from your home. This tranquil setting is perfect for those seeking a peaceful retreat while still being part of a vibrant community.

The rear garden is enclosed and mostly laid to lawn with mature hedging adding privacy, as well as two large sheds.

In summary, this house on Binkham Hill is a wonderful opportunity for anyone looking to invest in a spacious and well-located property. With its attractive features and picturesque surroundings, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely bungalow your new home.





Storm Porch

Hallway

Kitchen

12'11" x 9'5" (3.96 x 2.89)

Living Room

19'1" (max) x 15'5" (5.82 (max) x 4.71)

Reception Room 2

10'2" x 7'5" (3.10 x 2.28)

Reception Room 3

10'3" x 10'0" (3.13 x 3.06)

Utility

5'9" x 5'4" (1.77 x 1.63)

WC

4'0" x 3'0" (1.23 x 0.93)

Bedroom 1

13'8" x 12'5" (4.18 x 3.81)

Bedroom 2

9'11" x 8'0" (3.03 x 2.44)

Shower Room

8'3" x 4'5" (increasing to 6'8") (2.53 x 1.36 (increasing to 2.05))

Side Porch

Tenure

Freehold

Services

Mains gas, electricity, water and drainage.

EPC

D64

Council Tax Band

D

Situation

Yelverton 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.

Directions

Coming from Tavistock along the A386, head to Yelverton roundabout. As you come to the roundabout, take the first exit towards Dousland. As you pass the church there will be a right hand turning for Binkham Hill. Take the second right and follow the road round to the right. Continue along the road as it beds round to the left and then beds round to the left again. The property can be found on the right hand side.

Floor Plan



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

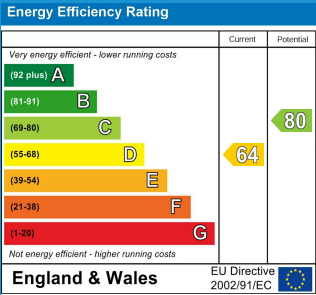
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Area Map



Energy Efficiency Graph



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