



Town • Country • Coast



Crapstone

Yelverton

Guide Price £185,000



Crapstone

Yelverton

NO ONWARD CHAIN! This exceptionally well presented, modern, two double bedroom apartment is in a bespoke development for the over 55's in the sought after village of Crapstone, just outside Yelverton. Situated on the second floor, the apartment enjoys a pleasant outlook from all windows, with spacious living and kitchen areas, together with use of small storage facility and communal gardens and bin store. Allocated private parking space and visitor spaces.

The friendly community spirit is apparent here and secure door entry into a communal lobby with stairs and lift to the second floor. The property offers generous room sizes with a wide entrance hall. Within the hall are cloaks cupboard and airing cupboard, housing the slimline electric boiler for central heating. Spacious open plan living/dining room and a well appointed kitchen, incorporating a range of attractive two tone soft close wall and base units, integrated appliances include dishwasher, washer/dryer, eye level double oven and induction hob. There are two double bedrooms, with the master boasting double built-in wardrobes, freestanding bedroom furniture and an ensuite shower room with shower cubicle, WC with concealed flush and vanity wash basin. The main shower room is also well appointed with large walk-in shower, WC with concealed flush and vanity basin.

The communal areas are maintained to a high standard and there is a lift to all floors. Outside there is a communal garden area along with a storage shed, a portion of which can be utilised. There is allocated parking for one vehicle and visitors can have use of one of the visitor parking spaces.





Entrance Hall

Kitchen

13'1" x 7'0" (3.99m x 2.15m)

Living Room

13'2" x 17'1" (4.02m x 5.22m)

Shower Room

Bedroom 1

9'4" x 17'5" (2.87m x 5.33m)

Bedroom 2

9'4" x 16'6" (2.86m x 5.05m)

Services

Mains gas, Electricity, Water and Drainage

Tenure

Leasehold - 999 years From 2008 - There is an annual service charge of approximately £2030.24

EPC

C/77

Agents Note

This apartment is for over 55's.

Local Authority

West Devon Borough Council - Tax band C

Situation

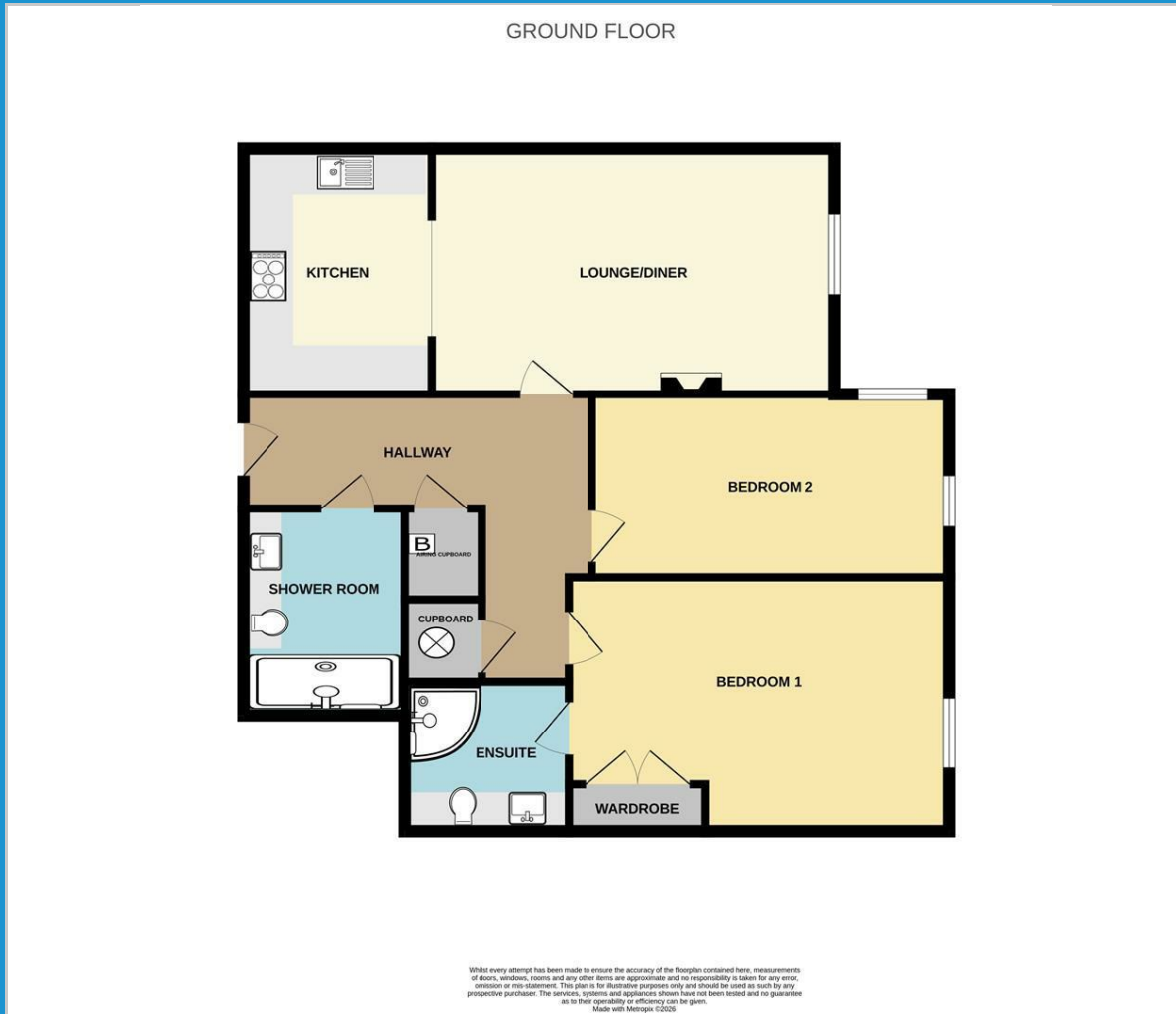
Crapstone is a small village in the heart of Dartmoor National Park with village shops and a post office. It is approximately 1 mile from Yelverton which has good shopping facilities and easy access to the A386 to Plymouth and Tavistock.

Directions

From Yelverton proceed to Crapstone. Follow the road into the village, passing the war memorial on your right. Woodcroft can be found in front of you and accessed by taking the first left hand turn then an immediate right in to the parking facilities and grounds for Woodcroft.



Floor Plan



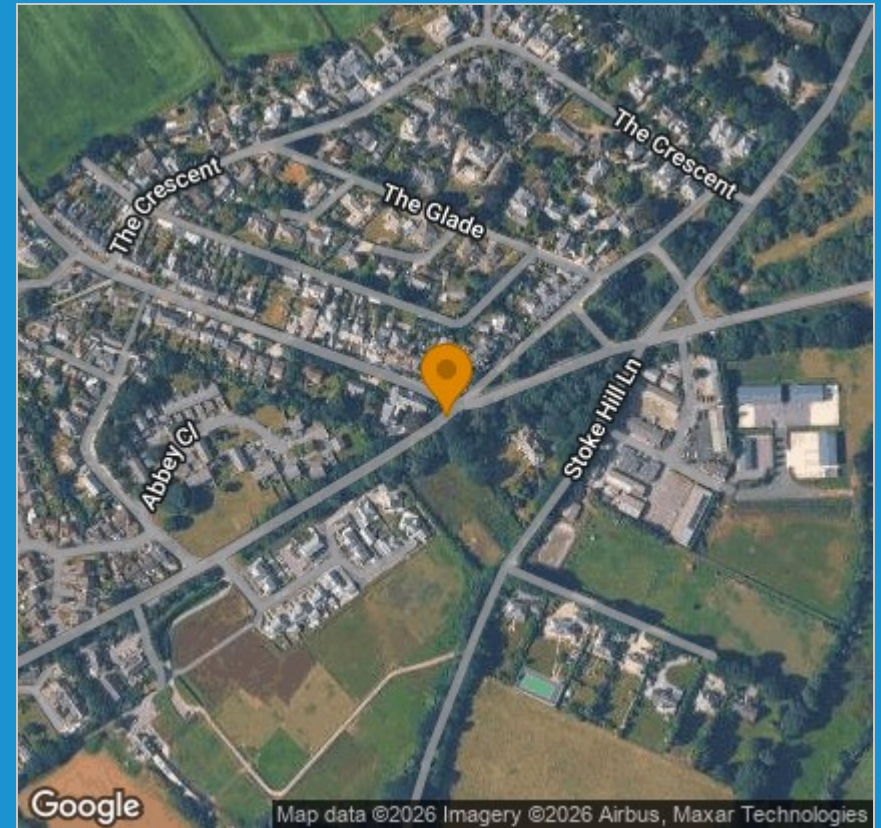
Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

