



Town • Country • Coast



The Village

Buckland Monachorum, Yelverton

Guide Price £249,950



## The Village

Buckland Monachorum, Yelverton

Occupying this sought after village, is this mid terraced two bedroom cottage, together with rear gardens and two useful stone outbuildings, with power and light connected.

The accommodation, which is mains gas fired centrally heated, comprises a generous lounge with open fireplace, double doors lead into the kitchen/diner with range of wall and base units, space for appliances, together with a wall mounted boiler.

On the first floor are two bedrooms and a well fitted shower room with large walk-in shower, wc and basin.

To the rear of the cottage is a useful covered area for sitting outside, easy to maintain courtyard garden and steps up to a further small garden area and two useful stone outbuildings.





### **Lounge**

14'11" x 11'11" (4.56m x 3.64m)

### **Kitchen/Diner**

15'1" x 8'0" (4.60m x 2.46m)

### **First Floor Landing**

### **Bedroom 1**

15'2" into recess x 12'0" max (4.64m into recess x 3.67m max)

### **Bedroom 2**

8'7" x 8'0" (2.64m x 2.45m)

### **Shower Room**

6'3" x 4'9" (1.92m x 1.46m)

### **2 x Stone Outbuilding**

12'7" x 5'8" (3.84m x 1.74m)

Measurement for each.

### **Services**

Mains water, electricity, drainage and gas.

### **EPC**

D67

### **Local Authority**

West Devon Borough Council - Tax Band B

### **Tenure**

Freehold

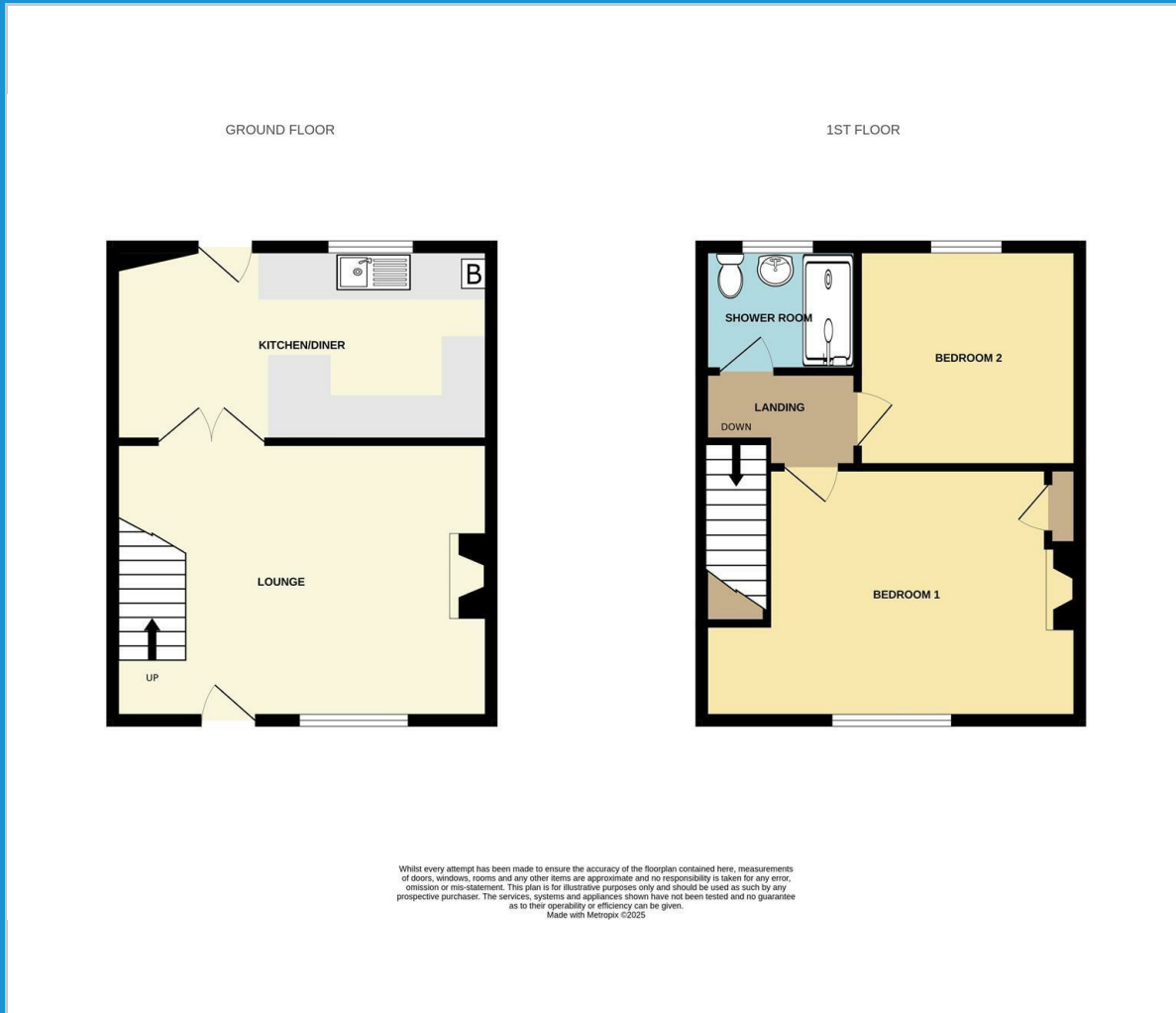
### **Situation**

Buckland Monachorum is a highly sought after village on the edge of Dartmoor within easy commuting distance of Plymouth. The village boasts a well regarded primary school and a popular pub in the centre of the village. There are a number of walks from the village that lead you to open moorland encouraging you to make the most of the surrounding beauty.

### **Directions**

The postcode for the property is PL20 7NA. From Crapstone you reach Buckland Monachorum, turn right down the hill and proceed into the village whereupon the property will 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

