



Evington



Open Moorland 350 yards • Yelverton 1.5 miles • Tavistock 7.5 miles • Plymouth 11 miles (Derriford Hospital 7.5 miles)

A two bedroom detached bungalow, with a large driveway and single garage, located on Lake Lane, Dousland. Evington boasts a total plot size of 0.48 acres.

- Two Bedroom Detached Bungalow
- Generously Sized Kitchen
- Requiring Substantial Renovations
- Rear Conservatory
- Large Driveway with Single Garage
- Extensive and Mature Gardens
- 0.48 - Acre Plot
- No Onward Chain
- Freehold
- Council Tax Band - E

SITUATION

This detached bungalow occupies a private and peaceful plot in the highly sought-after location of Lake Lane, Dousland, on the very fringe of Dartmoor National Park. Open moorland is available within 500 yards, at Yennadon Down, leading on to the full expanse of Dartmoor, and the property is also in close proximity to Burrator Reservoir, a well-known local beauty spot and nature reserve. The property is within extremely easy reach of Plymouth city and commutable distance of both Derriford Hospital and the city's schooling options, whilst also being within proximity of Yelverton and the popular market town of Tavistock. The village of Dousland has a popular public house and benefits from a central bus connection. The desirable village of Yelverton, 1.5 miles away, provides an excellent range of day-to-day amenities with its parade of shops featuring a mini-supermarket, local butchers, delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery, as well as a selection of cafés and a popular Free House, The Rock Inn. For sports enthusiasts, there are golf, cricket, tennis and bowling clubs.

DESCRIPTION

A well-proportioned two-bedroom detached bungalow set within a generous plot on Lake Lane, offering excellent potential for improvement and extension (subject to the necessary consents). The property benefits from spacious and flexible accommodation, together with a conservatory overlooking the garden. Of particular note are the extensive and mature gardens, offering a high degree of privacy and scope for landscaping, along with a large driveway and single garage. The property is now in need of some updating, presenting an ideal opportunity for purchasers looking to create a home to their own specification.

ACCOMMODATION

The property is entered via a useful porch, leading into the main hallway with built-in storage. There are two bedrooms, both of good size, together with a family bathroom fitted with a bath and shower. The kitchen is well-proportioned with space for dining, built-in storage, and direct access to the rear garden. The sitting room is a comfortable space located to the rear, with sliding doors leading down into a conservatory, which in turn provides access to the garden. The conservatory offers an additional reception area with views over the garden. The layout provides a practical and well-balanced arrangement of accommodation throughout.

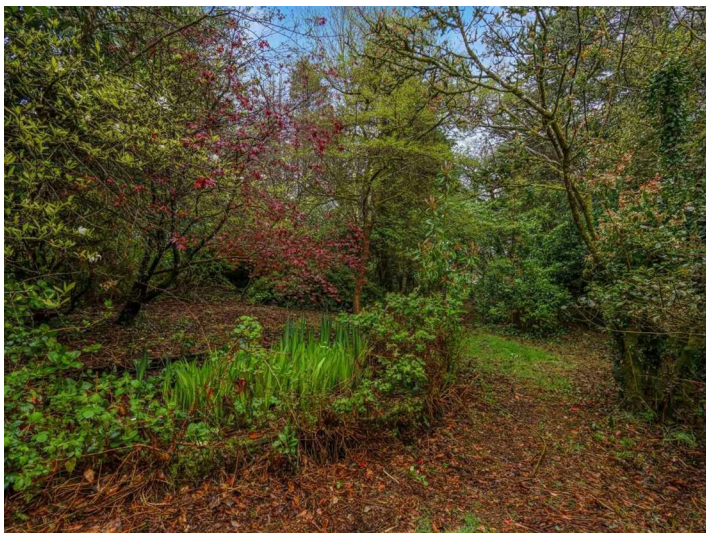
OUTSIDE

The property is approached from Lake Lane via a driveway providing ample parking, with a central planted area and access to a single garage. There are mature shrubs and trees to the front, with scope to further enlarge the parking area if required. The rear garden is a particular feature, being extensive in size and mainly laid to a mix of lawn, mature planting, and natural areas, with pathways leading through. The garden offers considerable potential for landscaping and enjoys a private outlook, backing onto a track with fields beyond. There is also an additional outbuilding located to the side/rear of the property, together with gated side access on both sides.

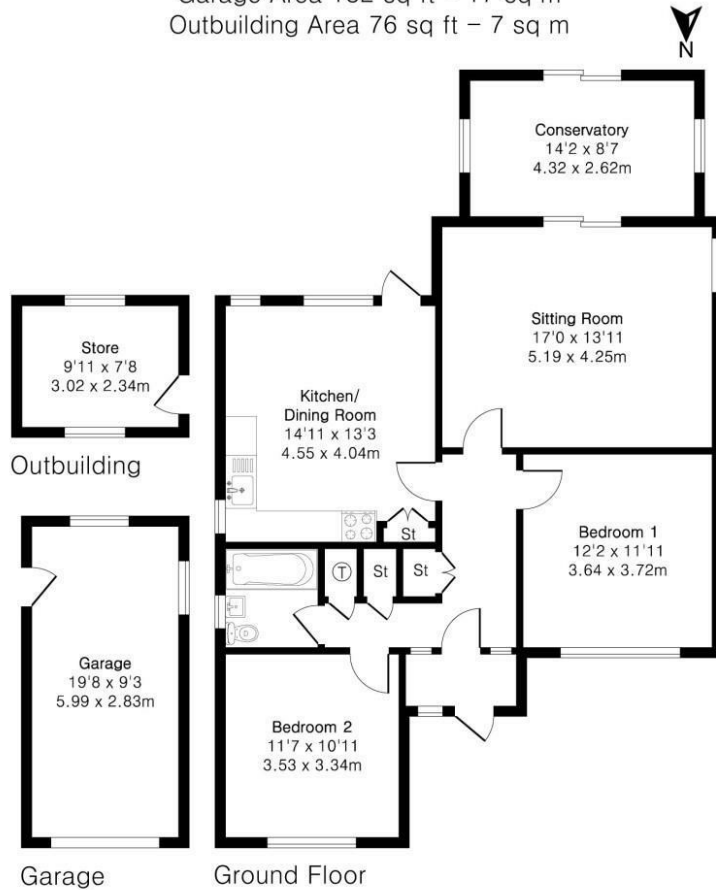
SERVICES

Mains water, electricity and drainage are connected. Heating via night storage heaters. Superfast broadband is available. Limited mobile voice/data services are available via O2 and Vodafone (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

Guide Price £495,000



Approximate Gross Internal Area 1039 sq ft - 97 sq m
(Excluding Garage & Outbuilding)
 Garage Area 182 sq ft - 17 sq m
 Outbuilding Area 76 sq ft - 7 sq m



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458

tavistock@stags.co.uk

stags.co.uk