



Rosneath Dousland Road, Yelverton

Offers in Region of **£475,000**

Rosneath Dousland Road

Yelverton

A substantial 1950s detached home within walking distance of Yelverton's amenities. Offering three bedrooms, two reception rooms, generous south to south-east facing gardens, ample driveway parking and a detached garage. Benefiting from a new roof and boiler, the property requires renovation and offers excellent potential.

Council Tax band: F

Tenure: Freehold

- Substantial 1950s Detached Family Home
- Three Bedrooms & Two Generous Reception Rooms
- Requiring Renovation & Redecoration Throughout
- New Roof & Boiler
- Extensive South to South-East Facing Rear Gardens
- Gated Gravel Driveway with Ample Parking
- Detached Garage with Additional Parking
- Walking Distance of Yelverton's Shops & Amenities

SERVICES: All mains services are connected

OUTGOINGS: Council tax band F

VIEWINGS: By appointment only with Mansbridge Balment on 01822855055





Occupying an elevated position, set back from the road and within comfortable walking distance of the shops and amenities in Yelverton, this substantial detached residence is believed to date from the 1950s and offers generously proportioned accommodation, extensive gardens and excellent parking facilities. Whilst the property would now benefit from a programme of renovation and redecoration, it presents a fantastic opportunity for purchasers looking to create a lovely family home in a sought-after village location. The property also benefits from a new roof and boiler.

The house is approached via a gated gravel driveway, providing ample off-road parking for multiple vehicles. Separately, there is a detached garage with additional parking space in front. The property enjoys a slightly elevated position above the road, with a front garden and useful garden shed.

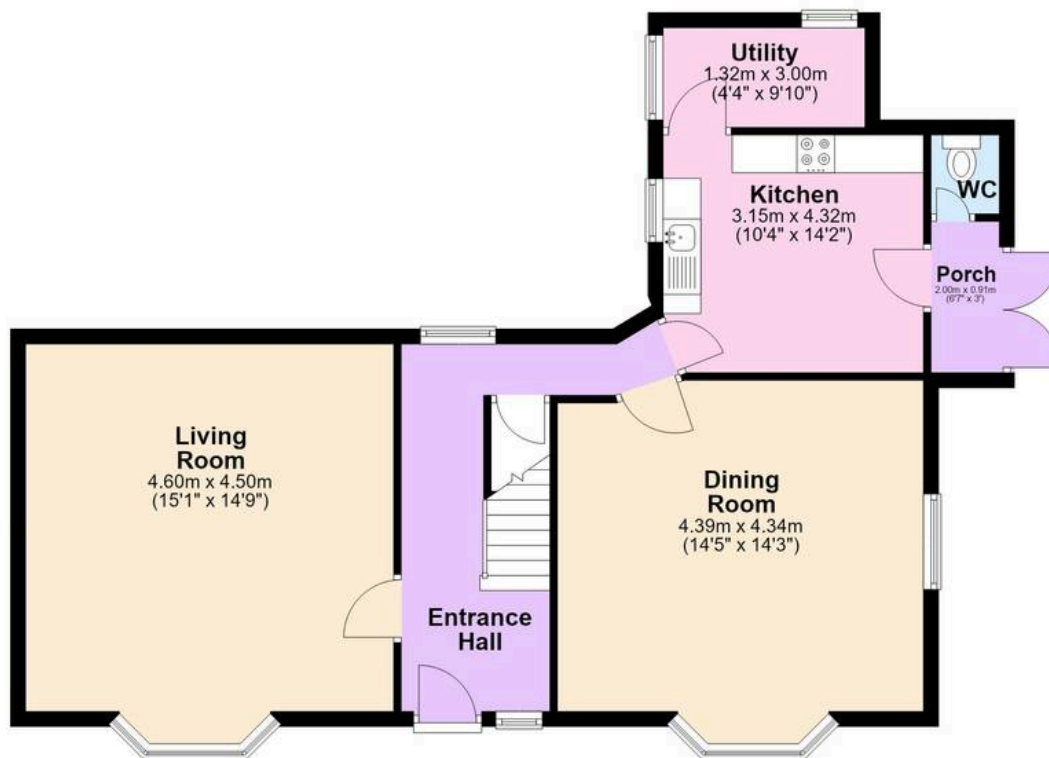
Stepping inside, an entrance hallway provides access to the principal ground floor accommodation, with a staircase rising to the first floor. To one side is a spacious living room, a lovely proportioned reception room featuring a bay window overlooking the front garden, allowing plenty of natural light to fill the space. On the opposite side of the hallway is a separate dining room, also benefiting from a bay window overlooking the garden, providing an excellent space for family dining and entertaining.

To the rear of the property is a good-sized kitchen, fitted with a range of wall and base units, with space for appliances and plenty of scope for modernisation. Beyond the kitchen is a useful utility area, providing additional storage and practical workspace. A downstairs WC and rear porch complete the ground floor accommodation, with access out towards the gardens. Upstairs, the first floor offers three bedrooms, all of which are well proportioned. Bedrooms one and two are particularly generous double rooms, offering plenty of space for bedroom furniture, whilst the third bedroom provides a versatile space, suitable as a further bedroom, nursery or home office. The accommodation is completed by a family bathroom, fitted with a bath and wash hand basin, together with a separate WC.

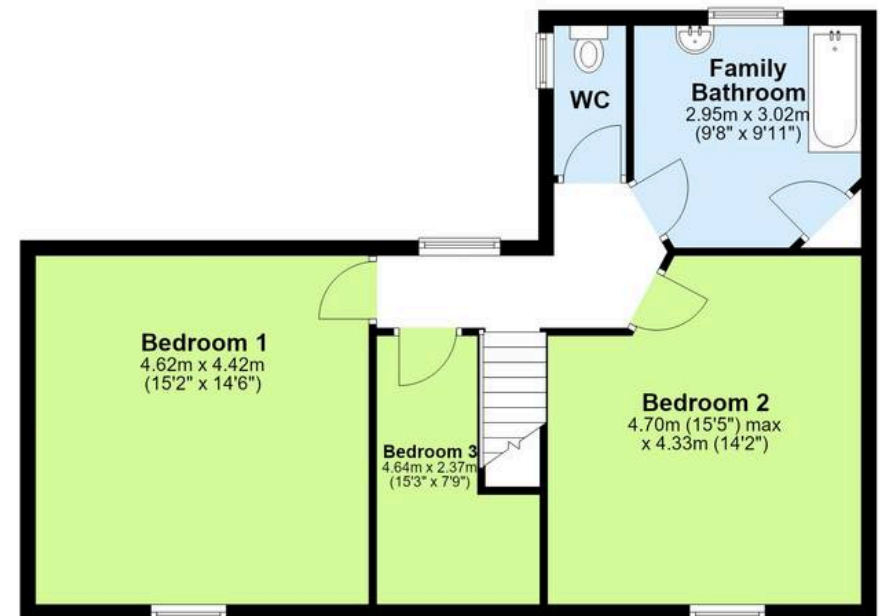
Outside, one of the property's most appealing features is its particularly generous rear garden, enjoying a desirable south to south-easterly aspect. The garden is predominantly laid to lawn, with established shrubs, bushes and mature planting around the boundaries, creating a lovely green outlook and plenty of space for outdoor enjoyment. The substantial garden offers excellent potential for keen gardeners, families or those simply looking for a property with a good amount of outside space.

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Ground Floor



First Floor











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