



Town • Country • Coast



Walkhampton Road

Horrabridge, Yelverton

Guide Price £350,000



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## Walkhampton Road

Horrabridge, Yelverton

### NO ONWARD CHAIN!

This bright and airy detached bungalow is situated in the popular village of Horrabridge and boasts versatile living, with two double bedrooms, reception room, a spacious kitchen/diner, utility room, garage and enclosed garden as well as a useful loft room.

The property has two spacious rooms to the front of the property, both with large bay windows allowing natural light to flood in, exposed wooden floorboards and built in storage. One is currently used as a living room and boasts a focal open fireplace, the other could be a double bedroom or a second reception room.

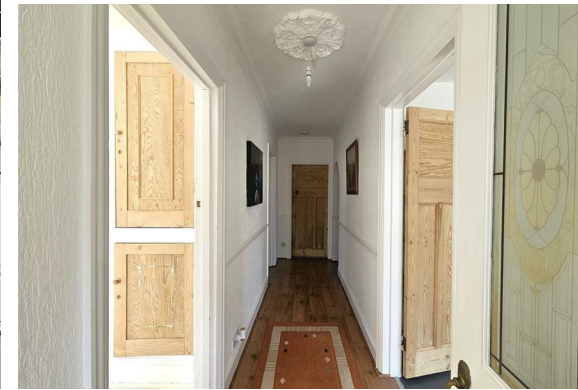
There is a good sized modern kitchen/diner with a range of wall and base units, electric oven and gas hob, space for a dining table and other furniture, as well as a fireplace which could be opened up to use with a wood burner or open fire. A door from here leads to a utility area with plumbing for a washing machine and access to the rear garden.

There is another double bedroom to the rear of the property, again with built in storage and decorative fireplace.

Steps lead up to a converted loft room, suitable for a studio/hobbies room, with roof window and large storage areas.

The bathroom has a suite of bath, low level WC and basin and also separate corner cubicle with plumbing and electrical connections for a shower.

Outside, to the front, there is a gated driveway leading up to the garage and a pretty front garden. To the rear, steps lead down to a level garden, mostly laid to lawn, with an area of raised beds for those with green fingers. There is also access to the rear of the garage. A door at the rear of the property allows access to a storage room, which houses the boiler, perfect for storing garden furniture and tools.





### Hallway

### Living Room

12'10" x 11'10" (excluding bay) (3.93 x 3.61 (excluding bay))

### Bedroom 1

13'0" x 9'7" (excluding bay) (3.97 x 2.94 (excluding bay))

### Kitchen/Diner

16'8" x 13'1" (5.10 x 3.99)

### Utility

6'10" x 4'3" (2.09 x 1.30)

### Bedroom 2

11'3" (max) x 9'10" (3.45 (max) x 3.01)

### Bathroom

9'5" x 5'6" (2.89 x 1.69)

### Store Room

6'3" x 5'6" (1.91 x 1.70)

### Loft Room

20'5" (max) x 11'3" (max) (6.23 (max) x 3.43 (max))

### Tenure

Freehold

### Services

Mains gas, electricity drainage and metered water.

### Council Tax Band

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### EPC

D/55

### Situation

Horrabridge is a moorland village located on the eastern edge of Dartmoor. Walk on Dartmoor are within easy reach and commuting whilst it is also popular with those who need to commute to Plymouth. There is a vibrant community in the village with a number of local shops & two public houses. The popular Drakes Trail runs through the village and this property offers easy access onto it, providing a gentle walk or cycle to Tavistock or Yelverton & beyond.

### Directions

From Tavistock head out on the A386 towards Horrabridge. On entering the village turn left down Graybridge Road, then after a short distance turn right into Station Road. Follow the road past the church and the property can be found on your left hand side.



## Floor Plan



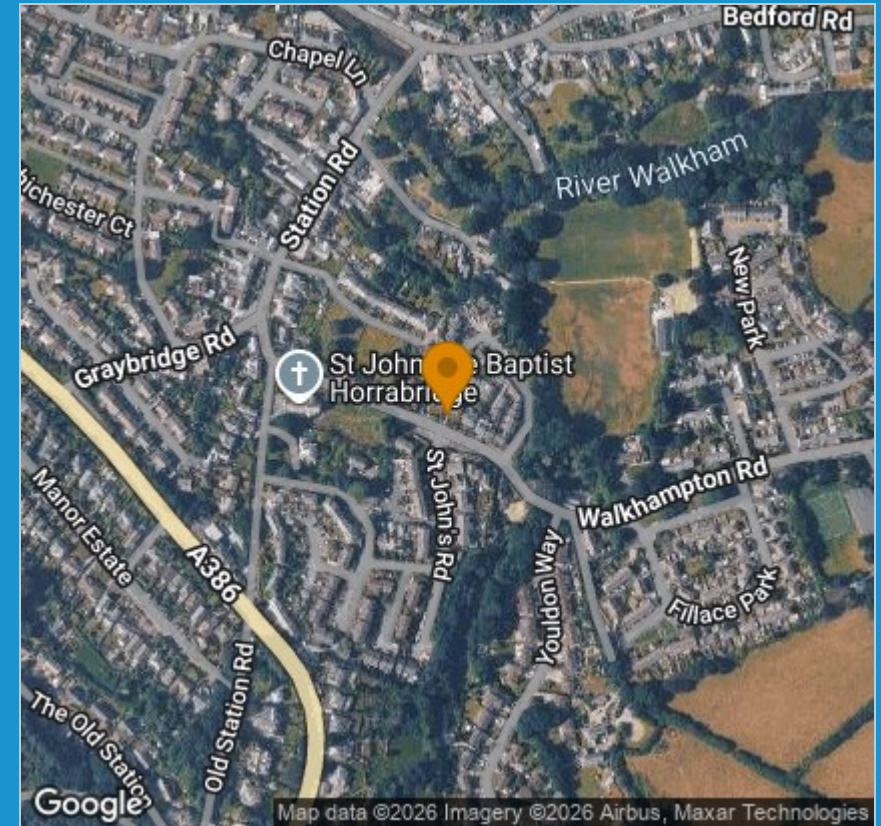
## Viewing

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

