



**Flat 2, Devon Tors, PL20 6DW**

**Yelverton**

**Offers in the Region of  
£125,000**







**Bedrooms: 1 | Bathrooms: 1 | Receptions: 1**

This well presented one bedroom apartment is set on the ground floor of the iconic Devon Tors building in the heart of Yelverton Village. The apartment offers very well proportioned accommodation with a spacious bay-fronted Living Room with Kitchen, Bathroom with bath, double bedroom and spacious Entrance vestibule with good storage options. Conveniently positioned within a short walk to Yelverton Parade offering a range of local amenities including a Doctors Surgery, chemist, cafes, Co-op, butchers and bus services to Plymouth, Tavistock and surrounding areas as well as the N27 Cycle Route. Externally, the apartment has parking to the front of the building and is offered to the market CHAIN FREE!

#### **Situation:**

The property is situated in the Iconic Devon Tors Building overlooking is conveniently located within walking distance of the Parade at Yelverton with amenities such as a Co-op, Post Office, Doctor's Surgery, Dentist, Beauty Salon, Butcher, and the Rock Inn. Bus routes to Plymouth, Tavistock and the surrounding areas run on a frequent timetable from the Parade and the A386 provides easy access to Plymouth and Tavistock. The local cycle path is within a stones throw from the property as is Yelverton Down and open moorland.

**Please note:** That the property has recently undergone major works to the front elevation of the building including; repairs to the six bays and timbers, attention to the rendering, redecoration and repairs to the roof.

**Tenure:** The apartment has a current Lease of 63 years with an option to extend (please contact the Agency).

**Service Charge:** £199 pcm which includes Building Insurance of £48 pcm

**Ground Rent:** £12.50 pcm

**Council Tax:** Band A

**EPC:** C (70)

**Agents Notes:** Fixtures, fittings, appliances or any building services referred to does not imply that they are in working order or have been tested by us. The suitability and working condition of these items and services is the responsibility of purchasers.





## Accommodation:-

**Communal Hallway:-** The apartment is approached via a communal entrance hallway.

**Entrance Hallway:-** Upon entering the apartment, the Entrance Hallway is fitted with triple storage cupboards (one housing space for washing machine and Boiler) with access to the Lounge, Bedroom and Bathroom.

**Lounge:** The entrance to the spacious Lounge/Living is particularly attractive with archway housing double, part-glazed doors leading into the room. The lounge has the benefit of high ceilings and a deep recessed bay window that offers an open aspect towards Yelverton Parade. The Lounge is fitted with a feature fireplace with wood surround and electric fire.

**Kitchenette:** The compact Kitchen is fitted with base and wall units and laminate worktop with space for a cooker and fridge/freezer.

**Bedroom:** The double bedroom overlooks the rear of the building.

**Bathroom:** The Bathroom has a full sized bath with a hand held mixer shower tap, w.c, handbasin and wood effect flooring.

**Externally:-** The apartment has communal parking to the front of the Devon Tors building.







rightmove



PRS Property Redress Scheme

OnTheMarket