



Town • Country • Coast



Moorland Close

Yelverton

Guide Price £650,000



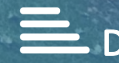
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## Moorland Close

### Yelverton

Nestled in a private road location, with only seven properties, is this detached bungalow, with extensive wrap around gardens extending to approximately 0.5 of an acre in all, with large driveway and double garage. Situated within walking distance of open moorland walks, and only a short drive from the highly sought-after village of Yelverton, with its charming local shops and amenities. Plus, it's only a 20-minute drive to Derriford Hospital, and Plymouth beyond. Perfect for those needing quick access to healthcare services, transport and rail links.

The bungalow offers spacious accommodation with an inviting triple aspect kitchen/breakfast room well fitted with attractive wall and base units, twin electric AEG ovens, five ring induction hob and contemporary extractor over. Corian worktops with matching upstands, undermount sink, deep pan and cutlery drawers, and an attractive breakfast bar. Integrated appliances include dishwasher and fridge. Opening into a utility room with further cupboards and inset microwave. The striking sitting/dining room is also triple aspect with woodburning stove and patio doors to the garden. There are three bedrooms, including a master with ensuite shower room. A family bathroom boasts a three piece suite with further recessed walk-in shower.

There is underfloor heating to the kitchen and utility room, with a mains gas fired boiler located in the airing cupboard in the hallway.

Outside, delightful extensive wrap-around gardens, together with a small orchard with a variety of fruit trees. Expanses of lawn, providing plenty of space for the keen gardener, outdoor activities or simply enjoying the natural surroundings. A double garage and driveway provides ample parking for several vehicles including caravan/motorhome. Various garden store sheds.





### Entrance Hall

### 'L' Shaped Sitting/Dining Room

22'0" x 17'1" narrowing to 11'6" (6.72m x 5.23m narrowing to 3.51m)

### Kitchen/Breakfast Room

15'5" x 11'5" (4.71m x 3.50m)

### Utility Room

11'3" x 7'9" (3.43m x 2.38m)

### Bedroom 1

12'9" x 11'3" (3.91m x 3.45m)

### Ensuite

8'6" x 5'5" (2.60m x 1.66m)

### Bedroom 2

11'0" x 9'0" (3.37m x 2.75m)

### Bedroom 3

14'7" x 7'10" (4.46m x 2.39m)

### Bath/Shower Room

7'9" x 7'7" max into shower recess (2.38m x 2.32m max into shower recess)

### Double Garage

17'3" x 16'8" (5.28m x 5.10m)

### EPC

D66

### Services

Mains water, electricity and gas. Private drainage to septic tank.

### Local Authority

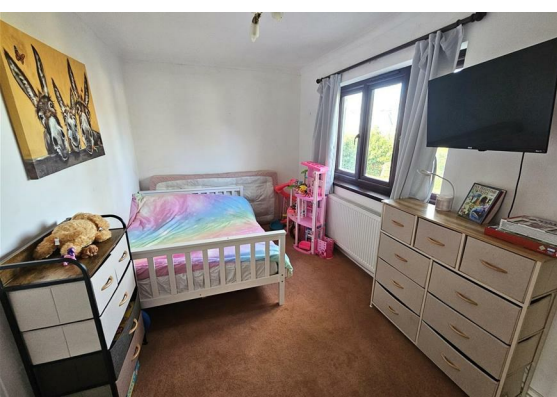
West Devon Borough Council - Band F

### Situation

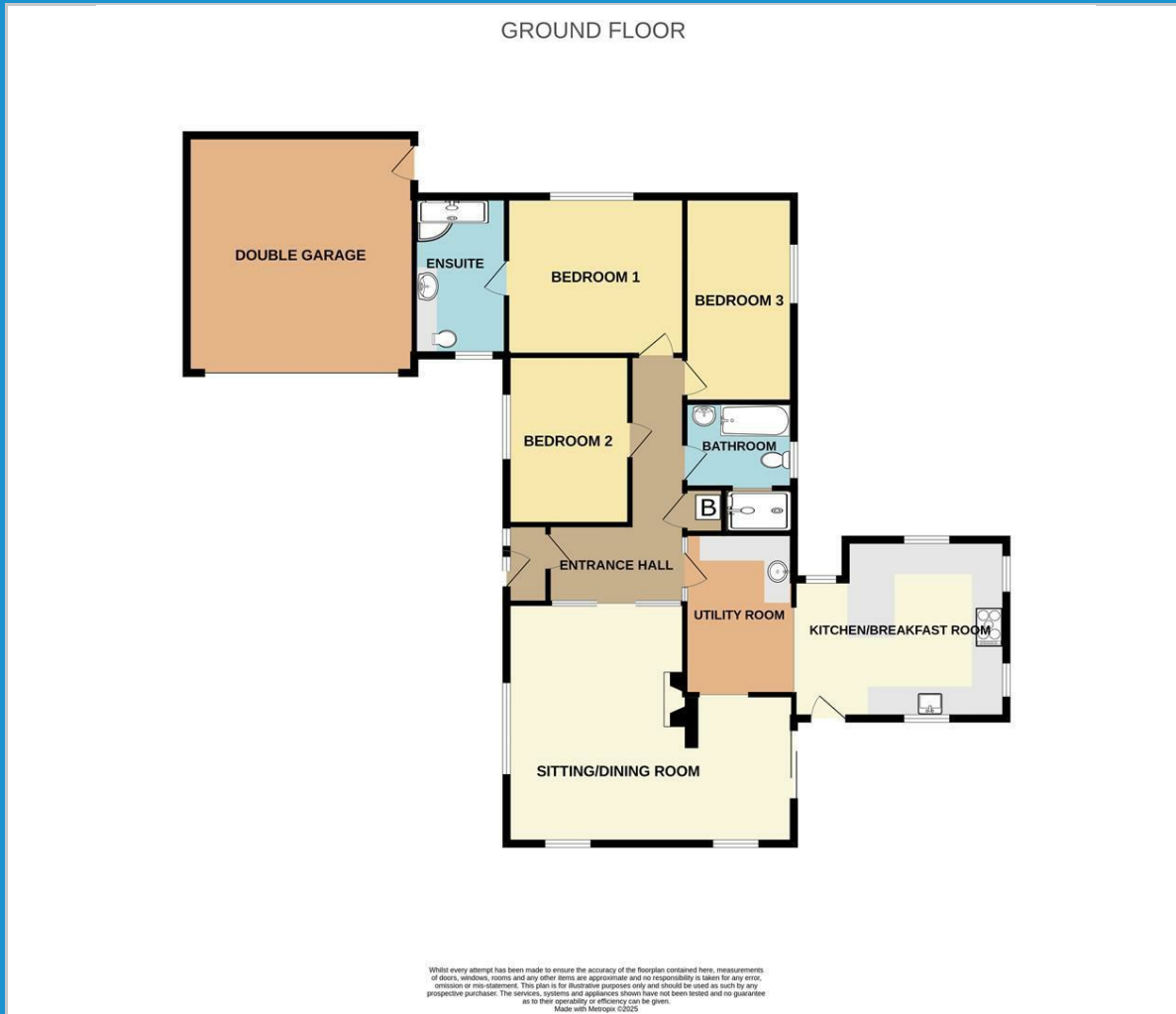
Situated in Moorland Close, which is just under a 5 minute drive to Yelverton which provides a vast selection of amenities including shops, eateries, garage and hotel, the ancient stannary town of Tavistock just 6 miles from here and the historic naval port of Plymouth about 10 miles. The community is served by local buses and county bus services whilst the A386 Tavistock to Plymouth road facilitates easy access to the A38. The Dartmoor National Park extends to over 300 sq. miles and provides ample opportunities for walking and riding. There is also a good sized golf course in Yelverton and many spots in close distance for fishing.

### Directions

From Bedford Square, follow Plymouth Road out of Tavistock toward Yelverton. At the roundabout, take the second exit onto the A386 toward Plymouth. After the sign for Moorland Garden Hotel, turn right over the cattle grid. take the next left onto moorland close where the property can be found on the right.



## Floor Plan



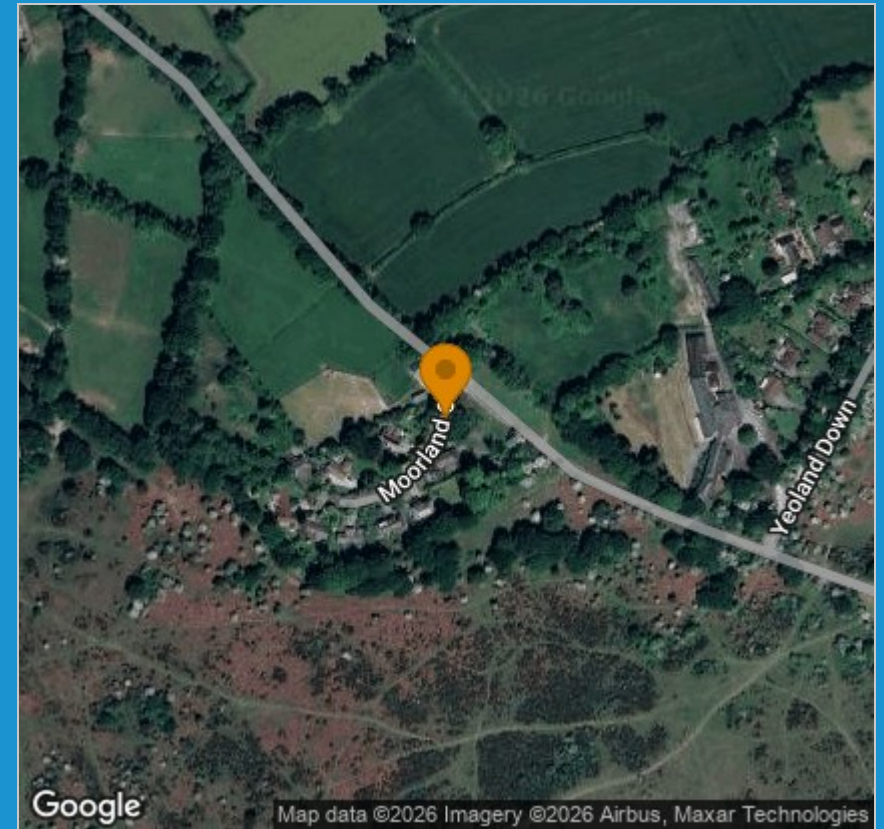
## Viewing

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

