



Town • Country • Coast



Lake Lane
Dousland, Yelverton

Guide Price £480,000



2



1



3



E

Lake Lane

Dousland, Yelverton

Offered with no onward chain and located in this sought after peaceful location, in Lake Lane, on the fringes of Yelverton, is this detached 2 double bedroom, 3 reception room, bungalow residence, being ripe for modernisation, appealing to those seeking a property that they can put 'their own stamp' on. Set in extensive gardens, with pockets of lawns and wooded areas, offering a good degree of privacy and seclusion. Ample parking for several vehicles within the driveway and a detached garage.

The flexible layout comprises a large entrance hall with built-in storage cupboards, generous living area, with doors into a rear conservatory. Inner hall leading to a further sitting room overlooking the rear gardens and a double bedroom with built-in wardrobes. From the living area is a further inner hall leading to a double bedroom, shower room and a kitchen, also overlooking the rear gardens. The kitchen has a range of wall and base units, space for white goods, cooker and the oil fired boiler. A door leads to the side of the property, then giving access to the garage and cloakroom to the rear of the garage.

Set within extensive, level gardens, stocked with an abundance of mature trees and shrubs. There are lawned areas to the front and rear, patio area, store shed and greenhouse. A further greenhouse is to the other side of the bungalow. Meandering paths leading into a more wooded area with some superb trees and composting area.

With a significant advantage of no onward chain, this bungalow is ideal for those looking for potential in a highly desirable Dartmoor-edge location.





Entrance Hall

Living Room

19'3" x 10'11" (5.89m x 3.34m)

Conservatory

18'1" x 7'8" (5.52m x 2.35m)

Sitting Room

17'11" x 12'0" (5.48m x 3.66m)

Kitchen/Breakfast Room

10'9" x 6'6" (3.30m x 2.00m)

Bedroom 1

12'0" x 11'9" (3.66m x 3.60m)

Bedroom 2

12'0" x 11'9" (3.68m x 3.60m)

Shower Room

8'8" x 6'10" (2.65m x 2.09m)

Detached Garage

15'8" plus recess x 8'0" (4.78m plus recess x 2.45m)
With Cloakroom to rear

Services

Mains electricity and water. Mains Drainage. Oil fired central heating.

Local Authority

West Devon Borough Council - Tax Band E.

EPC

E45

Tenure

Freehold

Situation

Situated in Lake Lane, only around 4/5 minutes drive from 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. The small village of Dousland with its popular pub, The Burrator Inn, is also within a very short drive.

Directions

SAT NAV, please use PL20 6LZ which takes you into Lake Lane. What3words:///helping.quilting.confirms
From Tavistock proceed towards Yelverton on the A386 for approximately 6 miles and upon reaching the roundabout at Yelverton turn left signed Dousland. Follow the B3212 for 0.6 of a mile and then turn right onto Lake Lane. Proceed along this road for almost a mile and the property will be found on the right hand side.



Floor Plan



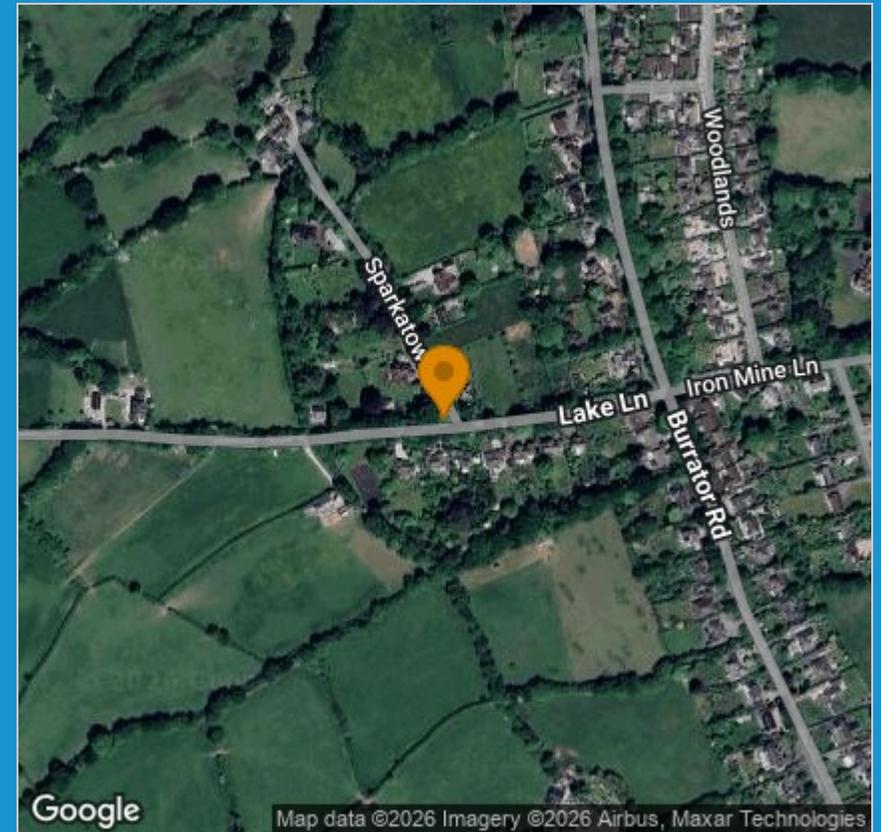
Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

