



Town • Country • Coast



Meavy  
Yelverton

Guide Price £450,000



## Meavy Yelverton

Occupying an enviable village edge location within Dartmoor National Park and enjoying stunning views, is this immaculately presented semi-detached three bedroom family home offering two reception rooms and two bath/shower rooms. Delightful level gardens, detached garage and parking for two cars. Only a short walk from the village church, primary school and public house.

Built in 2005 with efficiency in mind, the house boasts privately owned solar panels. Rear recessed porch leads into a welcoming hallway, useful utility room with integrated washing machine and ample storage. The kitchen/diner is attractively fitted with a striking Royal Blue oil fired Aga range cooker, further built-in electric oven and hob. Patio doors offer a perfect view toward open farmland to the rear. A generous lounge with corner fireplace housing Efel Green multi-fuel stove. Separate dining room, downstairs cloakroom with WC and stairs rising to the first floor. The landing, with built-in airing cupboard. Bedroom one overlooks the front gardens, with range of built-in wardrobes to one wall and a well fitted ensuite bathroom with WC, basin and bath with shower over, chrome heated towel rail and rear views. Two further double bedrooms, one enjoying superb views over farmland and the other has a built-in wardrobe. Well appointed shower room, with large recessed walk-in shower, WC and basin.

Outside, stone steps from the parish road are shared with the neighbouring house and lead to a gate into the front delightful level lawned gardens. A circular greenhouse and private patio, well stocked with flowering shrubs for all round colour. Garden continues to the side of the house with vegetable and rose bed. Oil storage tank for central heating. From here a gate and path leads to the rear with detached garage, parking for two cars and further lawn, which could be made into parking if required. Approached over a private lane to the rear, shared with just three neighbours.





#### Hallway

#### Kitchen

13'5" x 11'2" (4.11 x 3.41)

#### Lounge

15'6" x 14'9" (4.73 x 4.50)

#### Dining Room/Bedroom 4

9'8" x 9'9" (2.97 x 2.99)

#### Utility

#### WC

#### Main Bedroom

14'8" x 12'6" (4.48 x 3.82)

#### En-suite

6'0" x 10'0" (1.83 x 3.06)

#### Bedroom 2

11'4" x 11'0" (3.47 x 3.36)

#### Bedroom 3

8'0" x 12'7" (2.45 x 3.84)

#### Shower Room

7'10" x 9'11" (2.41 x 3.03)

#### Garage

8'2" x 17'7" (2.49 x 5.38)

#### Services

Mains electricity, drainage and metered water. Oil central heating.

#### Tenure

Freehold

#### Council Tax Band

E

#### EPC

D/68

#### Situation

The Dartmoor village of Meavy in West Devon boasts a village Primary School, the very popular Royal Oak village pub, and close to open Moorland. Burrator Reservoir, a well-known local beauty spot and nature reserve, is just over 1.5 miles away. Plymouth city, Derriford Hospital and the city's schooling options are all within commutable distance, whilst Yelverton and the popular market town of Tavistock are both within easy reach.

#### Directions

Continue along the road until you reach the village of Meavy. Continue straight in front of the village green and pub until you see 'White Rock' on your left hand side. Parking is to the rear of the property, continue along the row of houses and turn left to enter behind the row of properties. Parking is available directly in front of the garage next door to Whiterock House. The What3words reference is [///class.leathers.minds](https://www.what3words.com/here/43q2c4gq-43q2c4gq-43q2c4gq).



## 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

