



Town • Country • Coast



Walkhampton Road

Horrabridge, Yelverton

Guide Price £230,000



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## Walkhampton Road

Horrabridge, Yelverton

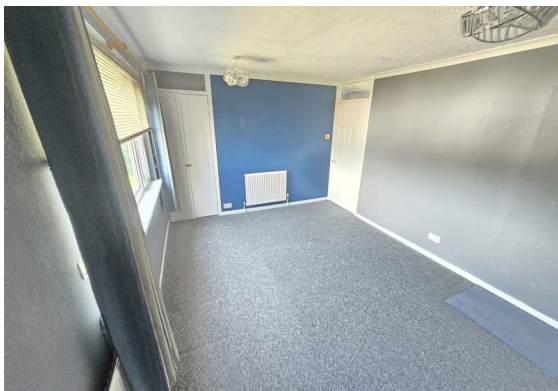
NO ONWARD CHAIN! Well presented and looked after two reception room, two double bedroom end terraced home, together with a conservatory and generous gardens.

Having been beautifully looked after, this home offers good sized accommodation with mains gas fired central heating and double glazing throughout.

The entrance hall, with two large cloak cupboards leads to a cosy lounge with an electric fire, opening into a dining room with door leading to outside and a door into a modern kitchen with range of wall and base units. From here, a door leads into the conservatory, which is a delightful room for relaxing or entertaining and overlooks the rear patio and gardens.

On the first floor, pleasant views are enjoyed from two double bedrooms, one with a built-in wardrobe. A good sized bathroom boasts a bath, wc, basin and separate shower cubicle. Built-in airing cupboard housing a combination boiler.

Outside, a pathway from the road leads to an area of front garden, well stocked with flowering shrubs including fragrant lavender. A side gate leads to a side garden and paving leading to the rear generous gardens. A patio offers a degree of privacy for dining al fresco, access to a useful garden store/utility with plumbing for washing machine. The gardens are laid to lawn with further sun trap seating area, useful potting shed and an abundance of established shrubs, borders and plants.





#### Entrance Hall

#### Lounge

13'1" x 11'1" (3.99 x 3.39)

#### Dining Room

8'6" x 8'2" (2.60 x 2.49)

#### Kitchen

8'3" x 7'4" (2.52 x 2.26)

#### Conservatory

11'0" x 8'5" (3.37 x 2.57)

#### First Floor Landing

#### Bedroom One

13'6" x 10'0" (4.14 x 3.05)

#### Bedroom Two

11'6" x 8'6" (3.51 x 2.61)

#### Bathroom

8'3" x 7'6" (2.54 x 2.30)

#### Outside Store

7'3" x 5'4" (2.23 x 1.63)

#### EPC

D66

#### Tenure

Freehold

#### Services

Mains water (metered), gas, electricity and drainage.

#### Council Tax Band

B

#### Situation

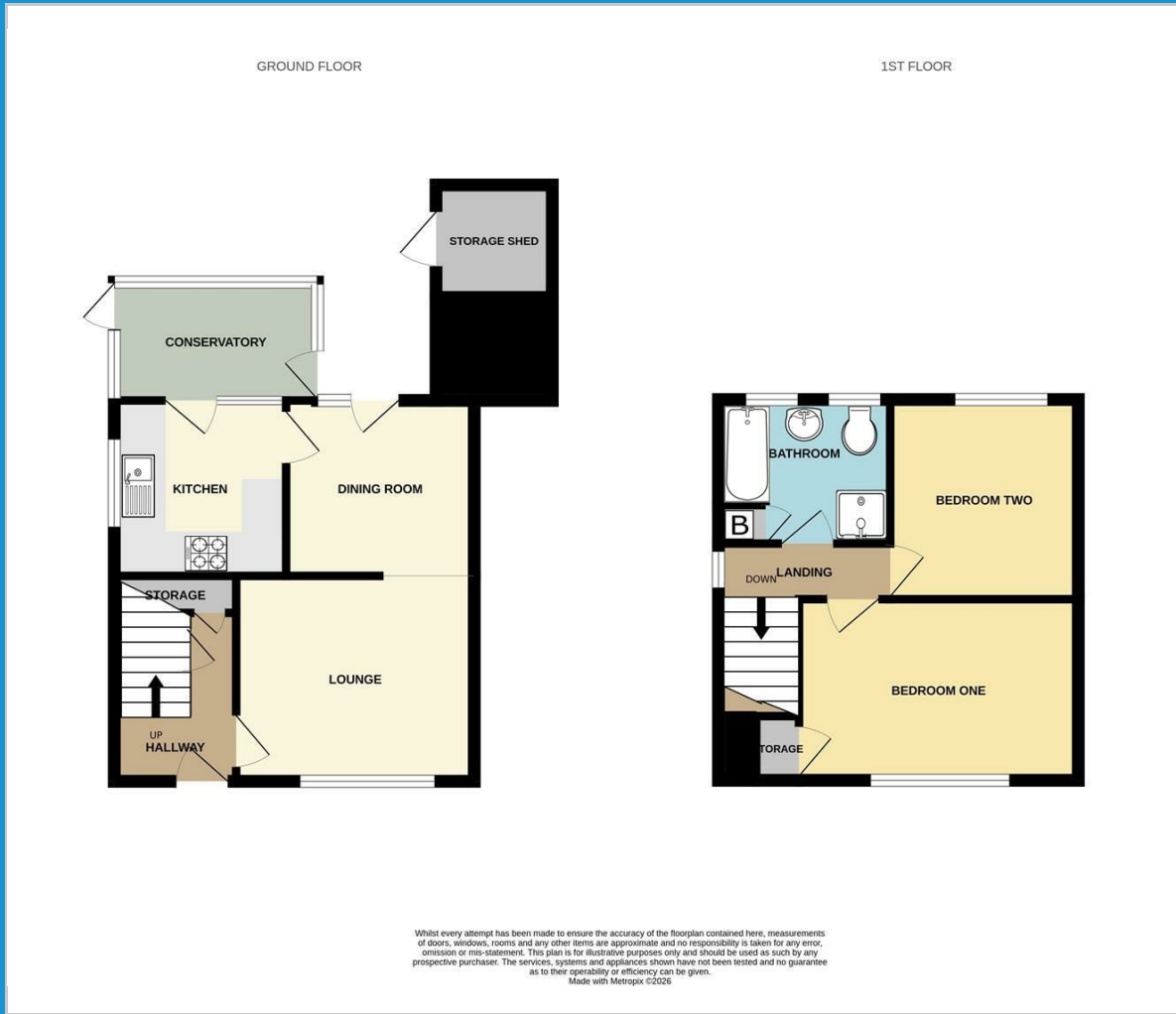
Horrabridge is a moorland village located on the eastern edge of Dartmoor. Walk on Dartmoor are within easy reach and commuting whilst it is also popular with those who need to commute to Plymouth. There is a vibrant community in the village with a number of local shops & two public houses. The popular 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 Horrabridge village centre, turn left into Graybridge Road, then turn right into Station Road. Continue along this road where the property can be found on the right hand side.



## Floor Plan



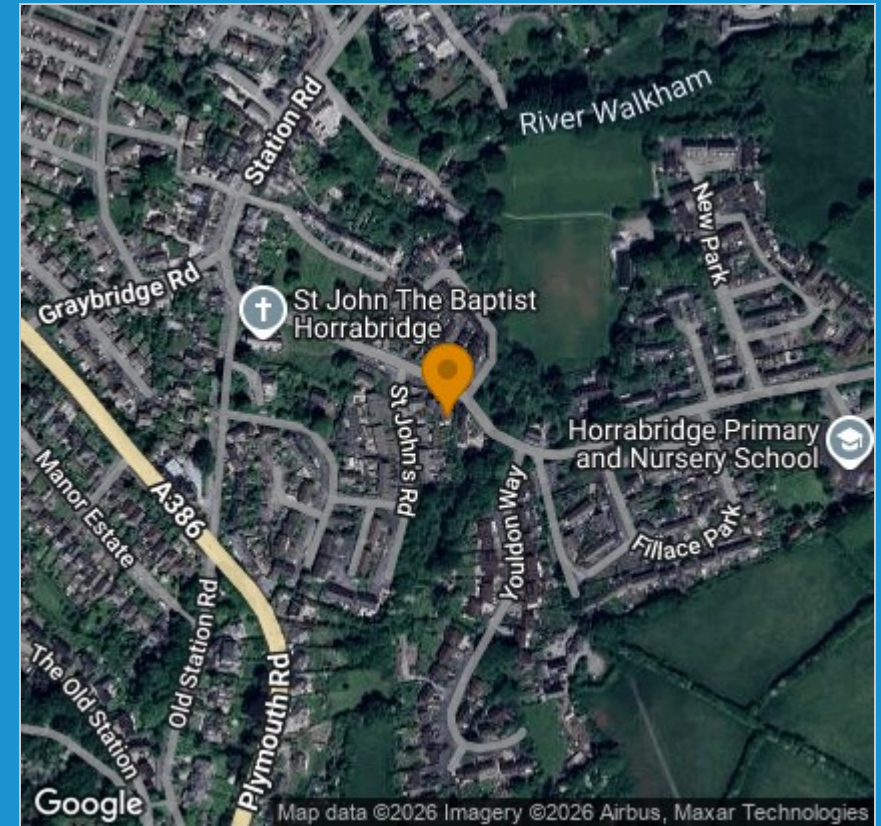
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

