



Church Park  
Horrabridge, Yelverton

Guide Price £239,950



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2



## Church Park

Horrabridge, Yelverton

Offered with NO ONWARD CHAIN is this immaculately presented three bedroom and two reception room terraced family home, together with front and rear gardens, garage to the rear and enjoying views over this sought after village recreational grounds and Dartmoor beyond. Quiet cul-de-sac location.

Being mains gas fired centrally heated and upvc double glazed throughout, the accommodation comprises an open storm porch, which leads into the entrance hall, with understairs cupboard and doors to a generous lounge enjoying views. Modern kitchen with a range of wall and base units, built-in electric oven with gas hob, space for white goods and further door into a separate dining room with sliding patio doors to the rear.

On the first floor are three good sized bedrooms, two being doubles and all enjoying views, together with a luxury shower room with large walk-in shower and electric shower unit over, WC with concealed flush, vanity wash basin and chrome heated towel rail.

Outside, on street parking is available to the front in this quiet cul-de-sac. Front lawned gardens with flower beds, could be made into additional parking if required. To the rear of the property is a communal parking area and access to a garage, with up-and-over door, overhead storage and personal door to rear. A gate leads into the rear gardens, laid to lawn with mature shrubs and flower borders. Steps lead down to a sun trap courtyard area, perfect for al fresco dining, with outside tap.





### Porch

### Entrance Hall

### Lounge

14'6" x 13'5" max (4.44m x 4.10m max)

### Kitchen

11'5" x 7'4" (3.48m x 2.25m)

### Dining Room

11'7" x 11'7" (3.55m x 3.54m)

### First Floor Landing

### Bedroom 1

12'11" x 11'1" (3.94m x 3.39m)

### Bedroom 2

12'0" x 9'11" (3.68m x 3.04m)

### Bedroom 3

9'1" x 6'5" (2.79m x 1.96m)

### Shower Room

8'2" x 6'0" (2.51m x 1.85m)

### Garage

16'4" x 8'7" (4.98m x 2.62)

### Services

Mains water, electricity, drainage and gas.

### Local Authority

West Devon Borough Council - Tax Band B

### EPC

Commissioned

### Tenure

Freehold

### 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 to Find

From Tavistock head out on the A386 towards Horrabridge. On entering the village turn left down Graybridge Road, then after a short distance turn right into Station Road. Follow the road around into Walkhampton Road and past the church, after a short distance turn left into Church Park and the property can be found on your left 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

