

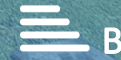


Town • Country • Coast



Holt Close
Yelverton

Guide Price £289,950



Holt Close

Yelverton

Occupying a sought after cul-de-sac location on the edge of this desirable moorland town, is this end of terrace modern family home, with open plan living space, three good sized bedrooms, delightful gardens enjoying stunning moorland and countryside views, together with adjacent driveway parking.

Having been built in 2018 to a high specification with attractive finishes including oak veneer internal doors and attractive kitchen units, coupled with mains gas fired central heating. A welcoming entrance hall offers good space with a useful downstairs cloakroom. The light and spacious open plan living room offers contemporary style for dining, relaxing and an attractive modern kitchen with range of wall and base units, with eye level double oven, gas hob and canopy extractor above. Space and plumbing for a washing machine or dishwasher and space for fridge/freezer. Deep understairs storage cupboard and patio doors to rear. Enjoying views over the gardens and beyond.

On the first floor are three generous bedrooms, together with a well appointed bathroom, with mains fed shower over the bath, pedestal basin, WC and stylish aqua boarding to walls for easy cleaning.

A driveway to the side provides off road parking for at least two to three cars, front garden well stocked with flowering shrubs. A gate to the side leads to the rear with decked terrace enjoying the superb views across adjoining farmland, countryside and Dartmoor beyond. Useful storage beneath and steps down to a well tended garden with an abundance of flowering shrubs for all year round colour. Vegetable beds and covered pergola, with fragrant Clematis. A further private patio also enjoying the views. A path then leads to a tranquil area which could be used for relaxing, barbecues or further vegetable plot.





Entrance Hall

Cloakroom

Open Plan Kitchen/Dining/Living Room

27'10" x 16'6" (8.50 x 5.03)

First Floor Landing

Bedroom 1

14'2" x 8'7" (4.33 x 2.64)

Bedroom 2

11'4" x 8'7" (3.46 x 2.64)

Bedroom 3

10'7" x 7'5" (3.25 x 2.28)

Bathroom

7'6" x 5'6" (2.30 x 1.68)

Services

Mains water, drainage, electricity and gas.

Local Authority

West Devon Borough Council - Tax Band C

EPC

B83

Tenure

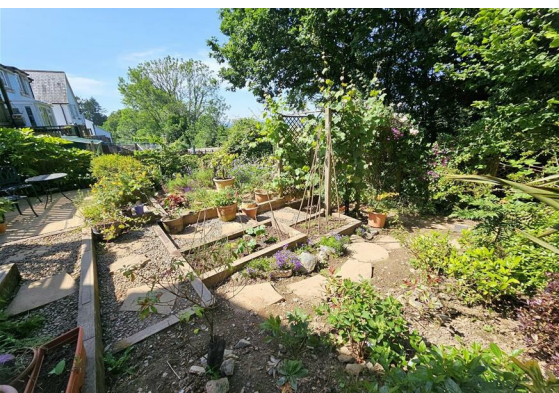
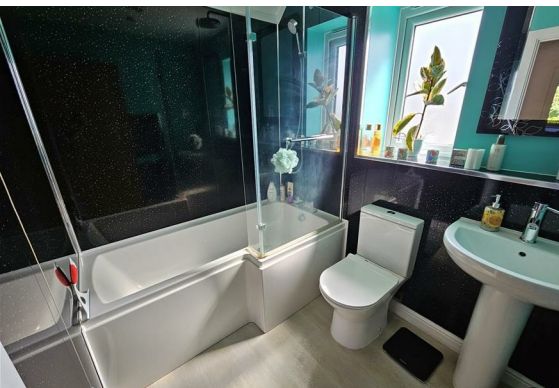
Freehold - There is an annual Estate Management Charge of £240 payable.

Situation

Yelverton 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

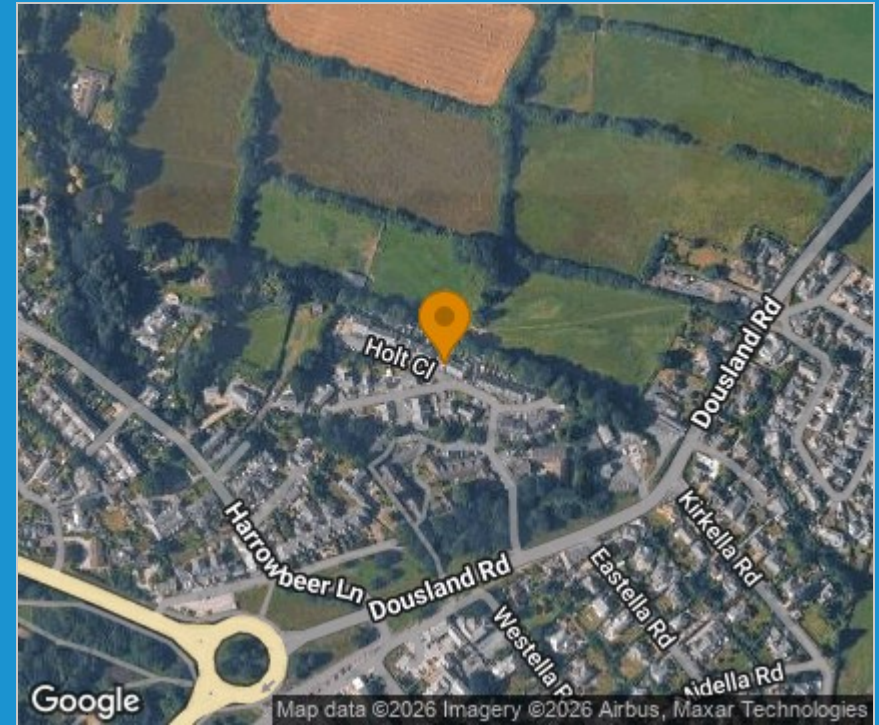
Coming from Tavistock, follow the A386 through Horrbridge and into Yelverton. As you get to the roundabout, take the first exit to the left onto Dousland Road B3212. Proceed for a short distance until you reach a left hand turning named Briar Tor. Follow the road all the way around and down and you will reach another left hand turning into the Ottor Road development. At the sign for Holt Close, bear right and the property will be on the right hand side.



Floor Plan



Area Map



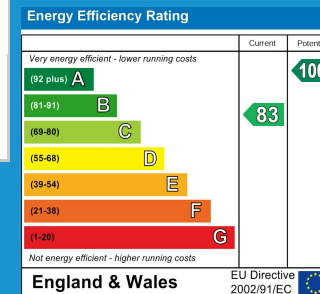
Viewing

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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Energy Efficiency Graph



AML CHECKS

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