



Town • Country • Coast



Binkham Hill

Yelverton

Guide Price £320,000



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Occupying a sought after location in Binkham Hill, this semi-detached family home is on a level plot, with two reception rooms and three bedrooms, together with generous gardens, off road parking, driveway and a single garage/store to the rear. From the front elevation, superb views can be enjoyed towards Dartmoor and in particular, Sheeps Tor.

The vendors have made improvements such as a new roof on the house, porch and garage within the last 18 months. Approached via a front entrance porch with space for coats and shoes. A hallway then leads to the lounge/diner with former fireplace recess and built-in storage cupboard. This room opens into a generous living room with patio doors to the rear patio and gardens. A door leads to the kitchen, which is fitted with a range of wall and base units and a wall mounted mains gas fired boiler, installed in 2024. From the kitchen, a door leads back into the hallway and the ground floor bath/shower room. The bathroom comprises a shower cubicle with mains jacuzzi shower over, bath, WC and pedestal wash basin.

On the first floor are three bedrooms, with the two front elevation bedrooms enjoying views of Sheeps Tor and Dartmoor.

Outside, to the front the house is a tarmac off road parking area and a further gravelled garden which could provide further parking if required. The drive to the side of the house would be useful for a small car, bikes or trailer and leads to a useful garage/store with power and light connected, metal up and over door and personal door to side. Outside tap. The rear gardens are level and laid to lawn with an ornamental pond, greenhouse and patio.





Entrance Porch

Entrance Hallway

Lounge/Diner

16'7" x 9'7" (5.07 x 2.94)

Living room

17'3" x 10'6" (5.28 x 3.21)

Kitchen

9'11" max x 9'1" max (3.03 max x 2.77 max)

Ground Floor Bathroom

9'3" x 5'8" (2.84 x 1.74)

Bedroom 1

17'1" x 9'3" max (5.21 x 2.84 max)

Bedroom 2

10'7" x 7'4" (3.23 x 2.24)

Bedroom 3

11'1" x 6'1" (3.40 x 1.87)

Outside

Garage/Store

16'4" x 9'4" (5.00 x 2.85)

Services

Mains Water, Gas, Electricity and Drainage

Local Authority

West Devon Borough Council - Tax Band C

EPC

C/72

Tenure

Freehold

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 along the A386, head to Yelverton roundabout. As you come to the roundabout, take the first exit towards Dousland. As you pass the church there will be a right hand turning for Binkham Hill. Take the second right and follow the road round to the right. The property will be on the left.



Floor Plan



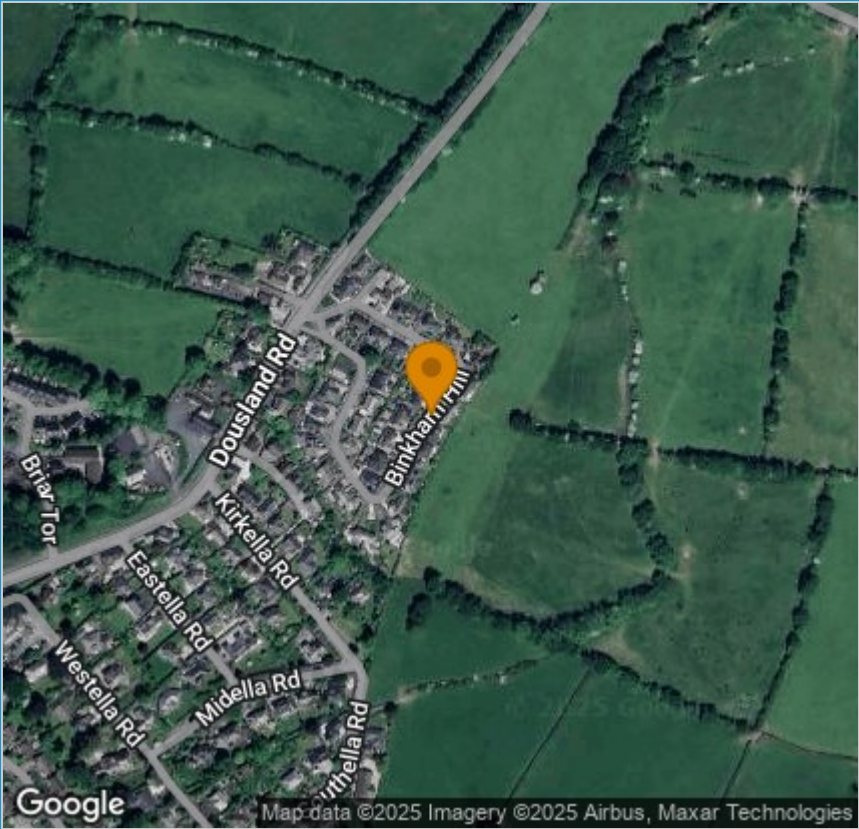
Viewing

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

