



Town • Country • Coast



Ottor Road
Yelverton

Offers In Excess Of £323,400



Ottor Road

Yelverton

NO ONWARD CHAIN!!

A beautifully designed, well-crafted, three-bedroom detached home in the highly sought-after village of Yelverton. This 2019 property fuses contemporary elegance with rural tranquillity, offering you the very best of modern living on the edge of Dartmoor National Park. Ideal for families, professionals, or buyers seeking a slower pace of life, nestled on a quiet, newly developed cul-de-sac in one of Devon's most desirable villages.

- Three well-proportioned bedrooms
- Spacious open-plan kitchen, dining, and family area
- Modern bathrooms
- Flat garden and patio for year-round enjoyment
- Private parking for 2 vehicles and guest parking
- Energy-efficient build with state-of-the-art insulation and double glazing
- Peaceful location within easy reach of local amenities and transport links
- 10yr Premier Housing Guarantee

Private garden landscaped for minimal maintenance, it offers a paved patio ideal for outdoor dining and lawn for children or pets to play. The garden can be accessed from the quiet cul-de-sac side entrance, with further space surrounding owned by the property. There is a generous shed to the rear of the property and separate area with a raised bed and could have a small greenhouse.

Yelverton is the gateway to Dartmoor, combining rural charm with excellent connectivity. The vibrant village centre is a short stroll away, offering independent shops, a post office, GP, pharmacy, café culture, and a well-stocked supermarket. Within close proximity to Ofsted-rated "Good" and "Outstanding" schools, including St Andrew's Primary and Tavistock College.

For outdoor enthusiasts, there is hiking, cycling, horse-riding, or wild swimming with Dartmoor's rugged beauty is right on your doorstep. The nearby golf course, tennis club, and cricket ground ensure plenty of recreation, while the local pub is a favourite for Sunday roasts and community gatherings. Excellent transport links to Plymouth, Tavistock and beyond. Derriford hospital 6.4 miles.





Living/Dining Room
16'1 x 14'3 (4.90m x 4.34m)

Kitchen
13'1 x 8'7 (3.99m x 2.62m)

Downstairs WC

Bedroom One
14'3 x 8'8 (4.34m x 2.64m)

Bedroom Two
13'4 x 8'7 (4.06m x 2.62m)

Bedroom Three
10'8 x 7'5 (3.25m x 2.26m)

Bathroom
7'5 x 5'5 (2.26m x 1.65m)

Parking
2 Off Street Parking Spaces. Strip by the side of the garden is owned by the property.

EPC
83/B

Tenure
Freehold

Services
Mains electricity, gas, water and drainage.

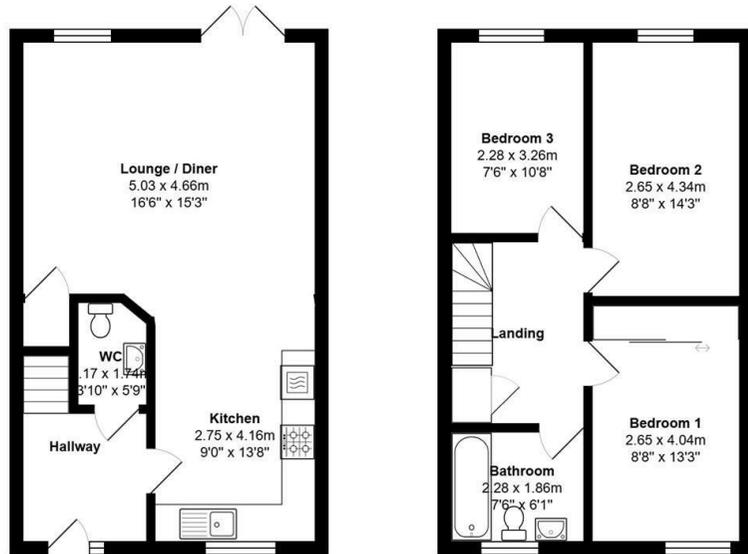
Council Tax Band
D

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 Horrabridge 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. You will find the property on your left.



Floor Plan

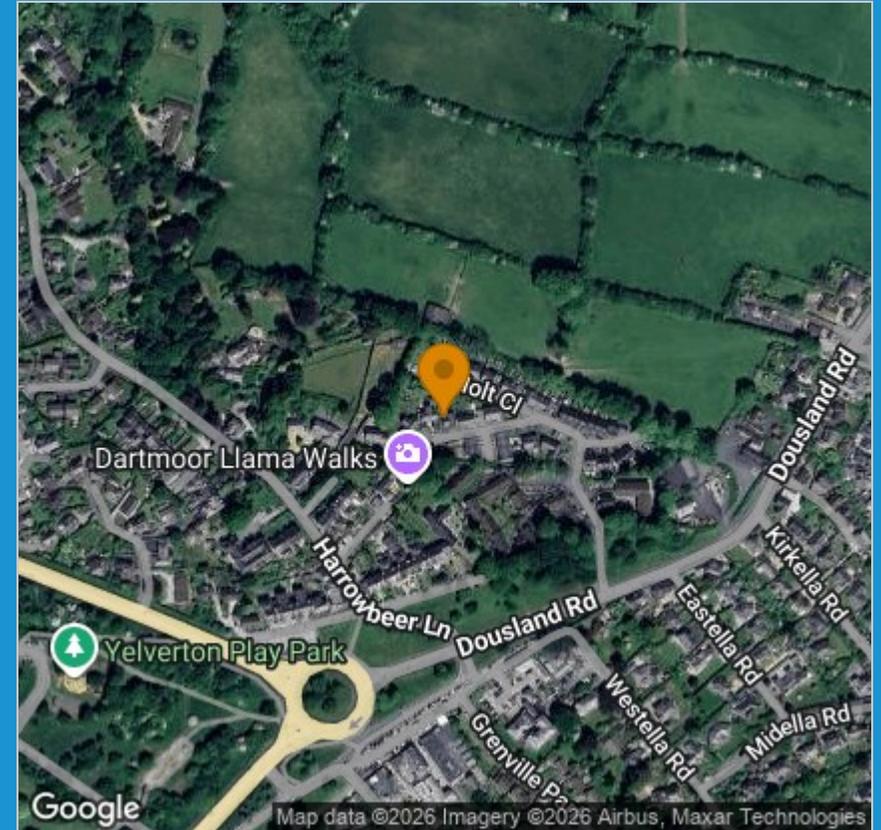


Total Approximate Area - 85.4 m² ... 919 ft²

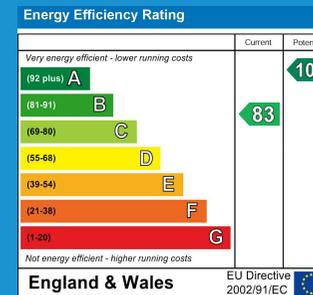
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Area Map



Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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