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Morley Drive

Crapstone, Yelverton

Price Guide £385,000



## Morley Drive

Crapstone, Yelverton

A fantastic opportunity to purchase this superb three bedroom detached house in a highly desirable cul-de-sac location of the popular Moorland village of Crapstone. The property boasts generous living accommodation with Living room, Dining room, Kitchen and Utility room.

The property benefits from off road parking with a further integral, generous garage. The UPVC double glazing was replaced two years ago as was the boiler providing gas central heating. The rear garden offers well proportioned gardens with a patio area perfect for alfresco dining and a large portion that is laid to lawn with a shed and useful craft room. The garden backs on open playing fields with stunning countryside views beyond.

The downstairs living accommodation is roomy and bright with sliding doors opening out to the garden from the dining area. The kitchen boasts ample storage space with floor and wall based units incorporating integrated fridge and electric oven and gas hob. Bedroom one and two are both generous sized doubles with bright sunny outlooks to the surrounding fields. Bedroom three is a single bedroom, ideal for an office/study room. The bathroom has been recently updated with walk in shower, WC and wash basin.

A key feature of the property is the good sized garage, with electric door, offering off road parking in conjunction with the driveway. Internally, there is a useful utility space, perfect for a washer and dryer.

Viewings are highly recommended to fully appreciate this stunning property and it's surroundings.





#### Entrance Hall

#### Living Room

13'4 x 12'2 (4.06m x 3.71m)

#### Dining Room

10'10 x 7'8 (3.30m x 2.34m)

#### Kitchen

10'9 x 7'9 (3.28m x 2.36m)

#### Utility Room

8'0 x 7'4 (2.44m x 2.24m)

#### Cloakroom

#### Bedroom One

12'10 x 8'9 (into wardrobe) (3.91m x 2.67m (into wardrobe))

#### Bedroom Two

11'4 x 8'8 (3.45m x 2.64m)

#### Bedroom Three

9'9 x 6'6 (including overstairs cupboard) (2.97m x 1.98m (including overstairs cupboard))

#### Bathroom

6'5 x 6'1 (1.96m x 1.85m)

#### Garage

18'4 x 8'3 (5.59m x 2.51m)

#### EPC

62/D

#### Services

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

#### Tenure

Freehold

#### Council Tax Band

E

#### Situation

Crapstone is ideally located on Dartmoor with easy access in to Plymouth. Located about 6 miles from the historical Stannary Town of Tavistock. The location is popular with a variety of buyers especially families, commuters and buyers wishing for the country lifestyle but within easy reach of work commitments.

#### Directions

Coming from Tavistock, take the A386 through Horrabridge and all the way to Yelverton. Take the exit to go along Roborough down however shortly turn off to the right to Crapstone. Proceed all the way into and through the village. You will shortly come to a right hand turning named Abbey Close, take this turning and then a left onto Seaton Way. Follow this road around and you will come to Morley Drive. Take a left at the end of the road and the property will be found instantly on your 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

