



Ferndale

Yelverton

Situated a short walk from the excellent amenities of Yelverton and open moorland, a delightful three bedroom detached house set within a gated plot with good sized level gardens.

Council Tax band: E

Tenure: Freehold

- Delightful three-bedroom detached house
- Generous, level and gated plot
- Highly private, well-tended gardens
- Ample off-road parking
- Spacious dual-aspect living room
- Separate dining room
- Kitchen/breakfast room & utility room
- Walking distance to Yelverton amenities and open moorland
- Excellent opportunity in a highly desirable position





A delightful three bedroom detached house standing on a generous, level, gated plot, conveniently located a short walk from the excellent amenities of Yelverton and open moorland.

Externally to the front, a wooden gate opens to a gravelled parking forecourt providing off road parking for numerous vehicles flanked with lawn and established planted beds. There are paths leading to the rear garden from both sides whilst the front garden extends to a sizable side garden which also opens to the rear. The gardens are an excellent feature of the home which are well tended and enjoy a good degree of privacy from all aspects with lawns and a range of colourful planted shrubs.

Internally, the living accommodation is well presented throughout and arranged over two levels comprising entrance hall, downstairs wc, full length dual aspect living room, dining room, kitchen breakfast room and utility room on the ground floor, three double bedrooms and a modern bathroom on the first floor.

The property also benefits from recent PVCu double glazing throughout and gas central heating. This is a great opportunity to purchase a delightful home providing an excellent degree of privacy, situated in a highly enviable position close to the village shops.

ACCOMMODATION

Reference made to any fixture, fittings, appliances, or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electric. Private drainage shared with the neighbouring property

OUTGOINGS

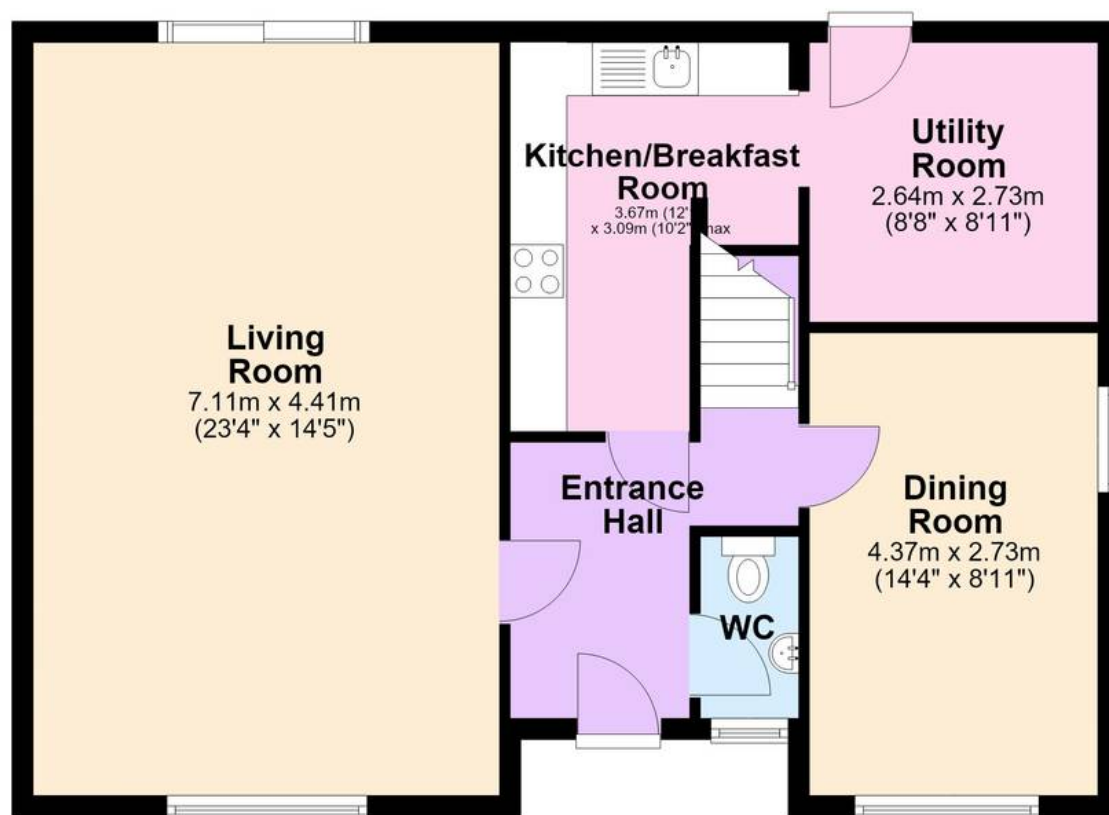
We understand this property is in band 'E' with West Devon Borough Council

TENURE

Freehold

Ground Floor

Approx. 69.4 sq. metres (746.8 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.8 sq. feet)



Total area: approx. 113.0 sq. metres (1216.5 sq. feet)









Mansbridge Balment

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