



Town • Country • Coast

Tavistock Road  
Yelverton

Guide Price £385,000



## Tavistock Road

Yelverton

In a tucked away position with direct access onto moorland is this three bedroom cottage in the popular village of Horrabridge with amazing wrap around conservatory and balcony offering views across surrounding countryside.

The property boasts generous living accommodation, parking for two cars and an enclosed garden, a pretty balcony and is located on a private, no through road.

Downstairs there is a good sized lounge with focal woodburning stove and double aspect windows. There is also a modern kitchen/diner with plenty of base and wall units, space for a family dining table and a conservatory provides extra living space with views across the garden and the countryside beyond. There is also a handy cloakroom WC.

Upstairs there are three double bedrooms all with multiple windows letting in plenty of natural light and a family bathroom with bath and shower over, low level WC and basin.

Outside the property fronts onto moorland. To the side of the property is a parking bay for two cars. The garden is accessed from the conservatory and opens onto a balcony with space for outdoor furniture to take in the countryside views. There is also a pretty patio, large garden shed and good sized lawned area, surrounded by hedging, providing a good degree of privacy.





#### Living Room

21'6" x 10'11" (shortening to 8'7") (6.56 x 3.34 (shortening to 2.64))

#### Kitchen/Diner

14'4" x 13'3" (4.38 x 4.05)

#### Conservatory

18'4" (max reducing to 9'0") x 10'4" (l-shaped room 5.59 (max reducing to 2.76) x 3.15 (l-shaped room))

#### Downstairs WC

#### Bedroom 1

11'1" x 8'9" (3.39 x 2.67)

#### Bedroom 2

10'10" x 10'6" (3.32 x 3.22)

#### Bedroom 3

9'9" x 8'11" (restricted head height) (2.99 x 2.72 (restricted head height))

#### Bathroom

#### Tenure

Freehold

#### Services

Mains electricity, gas, drainage and metered water.

#### Council Tax Band

D

#### EPC

D 55

#### Situation

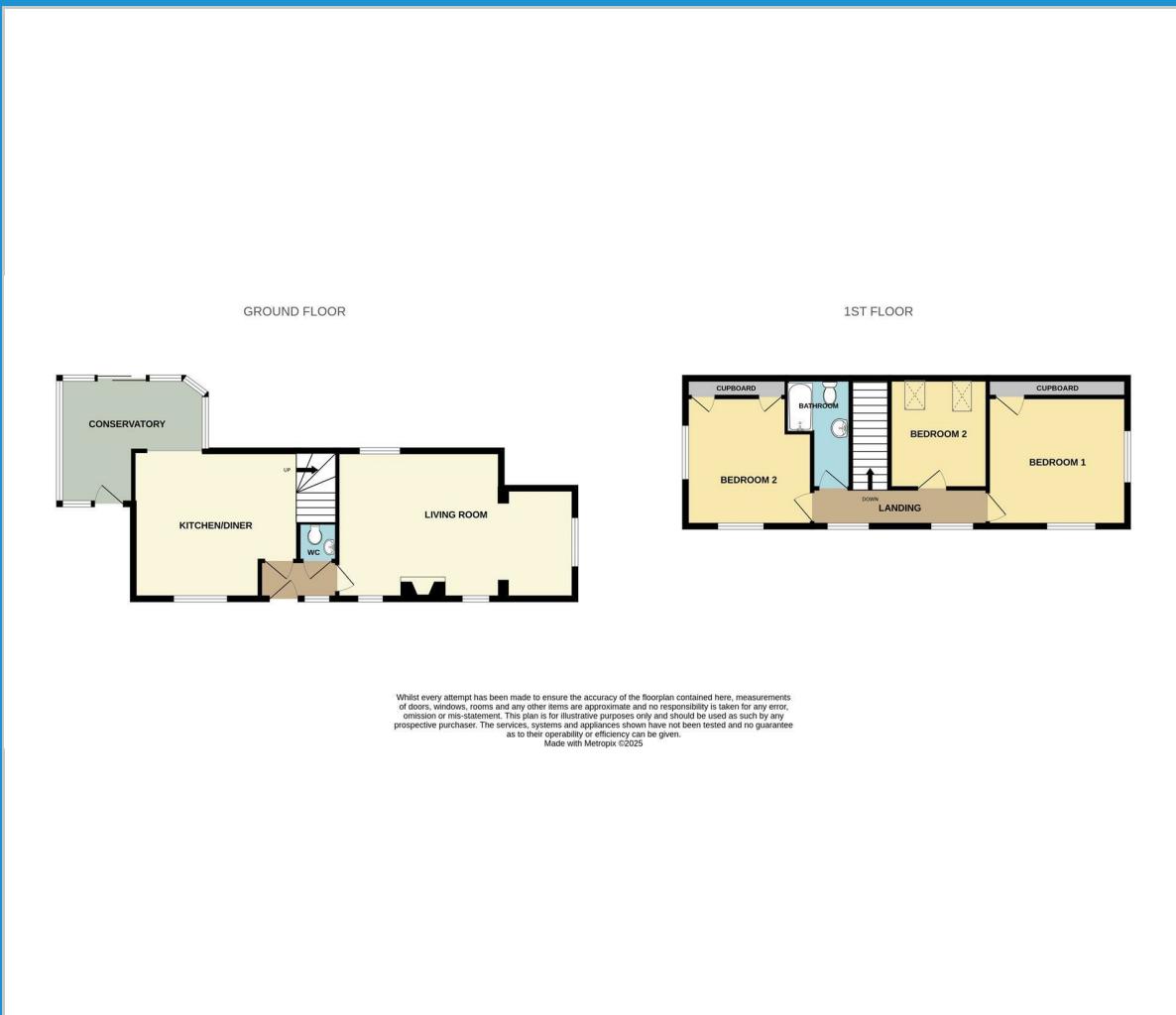
Horrabridge is a moorland village located on the eastern edge of Dartmoor. Walks on Dartmoor are within easy reach and there is also convenient access for those who need to commute to Plymouth. There is a vibrant community in the village with a number of local shops & two public houses. The popular Drakes Trail runs through the village providing a gentle walk or cycle to Tavistock or Yelverton & beyond.

#### Directions

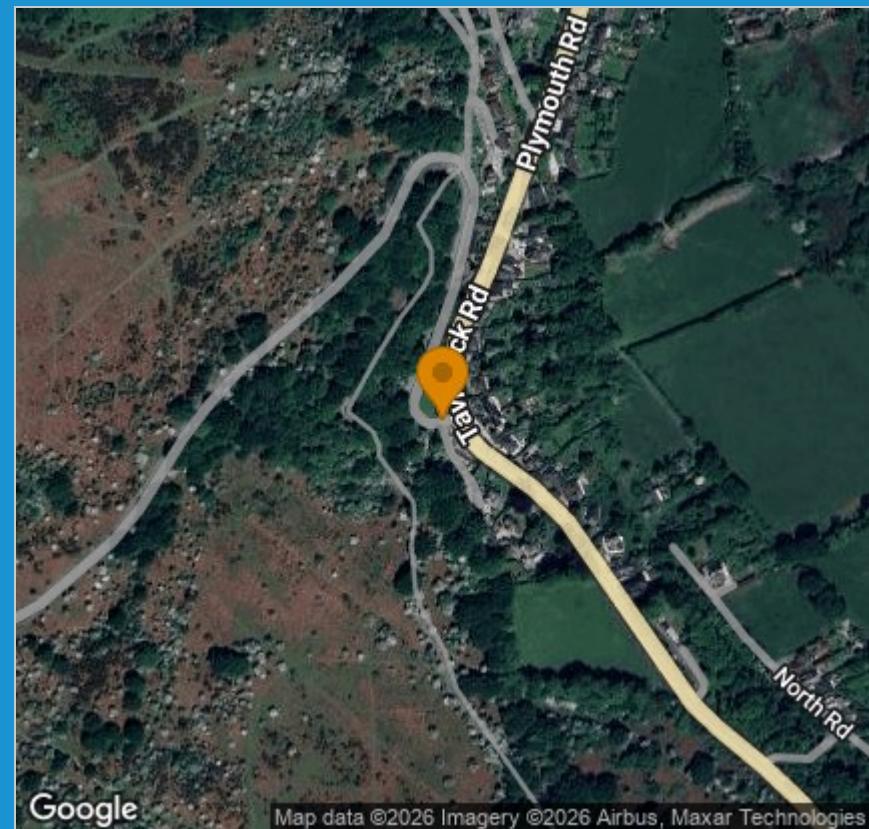
Follow the A386 from Tavistock into Horrabridge, proceed up the hill and turn right signposted to Crapstone, over the cattle grid. Immediately turn left onto the track where the property will be found on the left. There is extra parking on the moors slightly further up the track on the right.



## Floor Plan



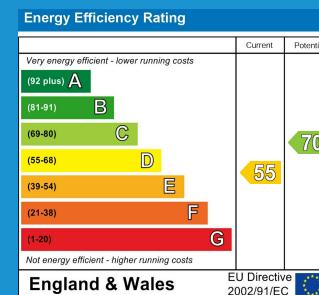
## Area Map



## 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.

## Energy Efficiency Graph



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