



Town • Country • Coast



Woodville Avenue

Princetown, Yelverton

Guide Price £340,000





## Woodville Avenue

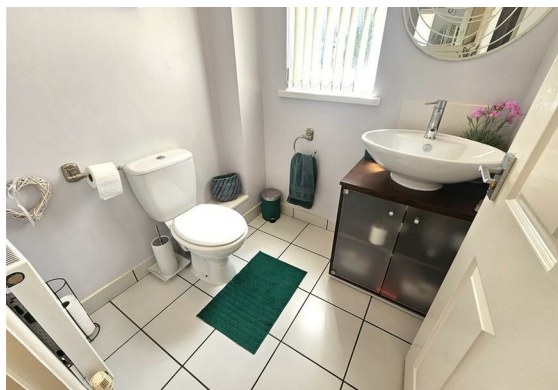
Princetown, Yelverton

Internal viewing highly recommended to appreciate this immaculately presented, three double bedroom detached modern house, with spacious rooms and open plan lounge, dining and kitchen, with a conservatory to enjoy the delightful gardens to the rear. Driveway parking for two cars. Located in this sought after self-contained moorland village.

This modern house offers light and airy accommodation, which is gas centrally heated via a combination boiler and comprises; an entrance hall with downstairs storage cupboard and stairs to first floor. Useful and larger than average cloakroom. The lounge, with feature fireplace and bay window, opens into the dining area with sliding patio doors into a conservatory overlooking the delightful rear gardens. The kitchen boasts wall and base units, with integrated dishwasher and space for white goods. A door also leads to the rear patio.

On the first floor, the landing has an airing cupboard and doors leading to three double bedrooms, one with ensuite shower room and a further family bathroom. There is a large loft space which could be utilised, subject to any necessary planning consents.

To the front of the house is a brick paved driveway providing off road parking for two cars. A gate leads to the rear garden, with useful timber store shed, wild flower garden, patio, steps up to a lawn and decked terrace. Stocked with an abundance of flowering shrubs and plants.







#### Entrance Hall

#### Cloakroom

5'6" x 5'2" (1.70m x 1.59m)

#### Lounge

14'7" into bay x 12'11" (4.45m into bay x 3.94m)

#### Dining Room

10'7" x 9'10" (3.25m x 3.00m)

#### Conservatory

9'10" x 7'5" (3.00m x 2.28m)

#### Kitchen

12'0" x 9'10" (3.66m x 3.00m)

#### First Floor Landing

#### Master Bedroom

12'9" x 9'6" (3.89m x 2.92m)

#### Ensuite Shower Room

7'11" x 4'1" (2.43m x 1.25m)

#### Bedroom 2

12'9" x 9'1" max (3.91m x 2.77m max)

#### Bedroom 3

9'10" x 9'6" (3.00m x 2.9m)

#### Bathroom

8'7" x 5'6" (2.63m x 1.70m)

#### Services

Mains water, electricity, drainage and gas.

#### EPC

C76

#### Local Authority

West Devon Borough Council - Tax Band D

#### Tenure

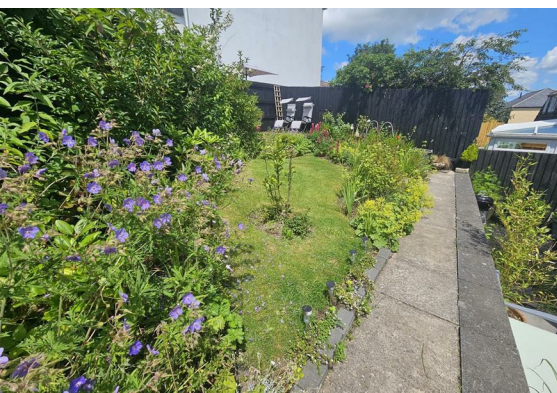
Freehold

#### Situation

Princetown lies 7 miles from the picturesque market town of Tavistock and 14 miles from the city of Plymouth and boasts many amenities including primary school, village shop/post office and takeaway. There is an excellent high moorland visitor and interpretation centre together with a community/health centre. Also popular with visitors and locals alike are two very well supported public houses offering fine cask ales from the award winning local micro-brewery. Princetown is a gateway onto Dartmoor and its various usage.

#### Directions

Coming from Tavistock, take the B3357 towards Princetown. Proceed all the way into the village and take a right turn into Woodville Avenue. Continue along this road and the property will be found on the right hand side.





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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Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

