



Town • Country • Coast



New Park

Horrabridge, Yelverton

Guide Price £244,950



## New Park

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**NO ONWARD CHAIN!** Tucked away at the end of a cul-de-sac in the popular village of Horrabridge, is this spacious three double bedroom end of terrace home with driveway parking and low maintenance rear garden.

With driveway parking, generous rooms and backing onto green fields, this property would make an ideal first family home.

You enter the property into a porch, ideal for shoe and coat storage, then into the hallway. From here there is a downstairs WC, and a large understairs storage cupboard. Stairs rise to the first floor and a door leads into the living area.

The spacious Living/Dining room is dual aspect, with large windows letting in plenty of natural light. The fitted Kitchen has a range of base units with space for dishwasher, cooker and fridge/freezer and a door leads out to the garden.

Upstairs are three good sized bedrooms, the master with built in wardrobes and overlooking the back garden and fields beyond. The vendor has plans drawn for various options to fit an en-suite in the main bedroom.

The family bathroom has a bath with shower over, WC and basin.

Outside there is a low maintenance garden, mostly gravelled, with an area of decking to soak up the sun, and raised vegetable beds. There is an outside storage room and side access to the front.





## Porch

## Hallway

## WC

## Living/Dining Room

21'7" x 13'8" (narrowing to 10'0") (6.58 x 4.19 (narrowing to 3.05))

## Kitchen

10'9" x 8'9" (3.28 x 2.67)

## Bedroom One

14'0" x 9'6" (into wardrobes) (4.27 x 2.92 (into wardrobes))

## Bedroom Two

11'10" x 10'7" (3.61 x 3.23)

## Bedroom Three

12'7" x 9'1" (3.86 x 2.79)

## Bathroom

6'10" x 6'0" (2.1 x 1.83)

## Tenure

Freehold

## Services

Mains electricity, gas, drainage and metered water.

## Council Tax Band

B

## EPC

E/54

## Situation

Horrabridge is a moorland village located on the eastern edge of Dartmoor. Walk on Dartmoor are within easy reach and commuting whilst it is also popular with 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 and this property offers easy access onto it, providing a gentle walk or cycle to Tavistock or Velverton & beyond.

## Directions

Leave Tavistock on the A386 towards Plymouth. Enter Horrabridge and turn left into Graybridge Road. After a short distance, turn right onto Walkhampton Road. Follow this road all the way to the primary school, turning left into New Park. Take the first right and the property can be found at the end of the cul-de-sac.



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

