



2 GLENVIEW  
GUIDE PRICE £500,000

Characterful Home with Large Garden Nr. Dartmoor  
YELVERTON

MILLER TOWN & COUNTRY  
exp UK





- » Character Features Throughout
- » Plenty of Natural Light
- » Living Room / Kitchen-Diner / Conservatory
- » Three Spacious Bedrooms
- » Potential to Extend, Subject to Planning Perm.
- » Large Gardens
- » Large Garage & Separate Workshop
- » Beautiful Area on Fringe of Dartmoor

## The Property



Situated in a sought-after spot on the fringe of Yelverton and the village of Meavy just up the lane, this characterful three-bedroom semi-detached property has become available for the first time in 50 years and overlooks a large plot. The house, which has recently been re-furbished throughout, flows well, with plenty of natural light and original features. The entrance porch welcomes you through to the light and airy hallway and through to the cosy living room overlooking the front. The spacious kitchen/diner is adjacent, complete with gas AGA, and leads into the private conservatory at the rear, both overlooking the rear garden. Just beyond the conservatory and accessed from the outside, there is also a utility room and 'gardeners loo'. At the bottom of the stairs is a well-equipped shower room with large double shower cubicle, and upstairs there are two spacious double bedrooms and a good size single, all with picturesque outlooks.

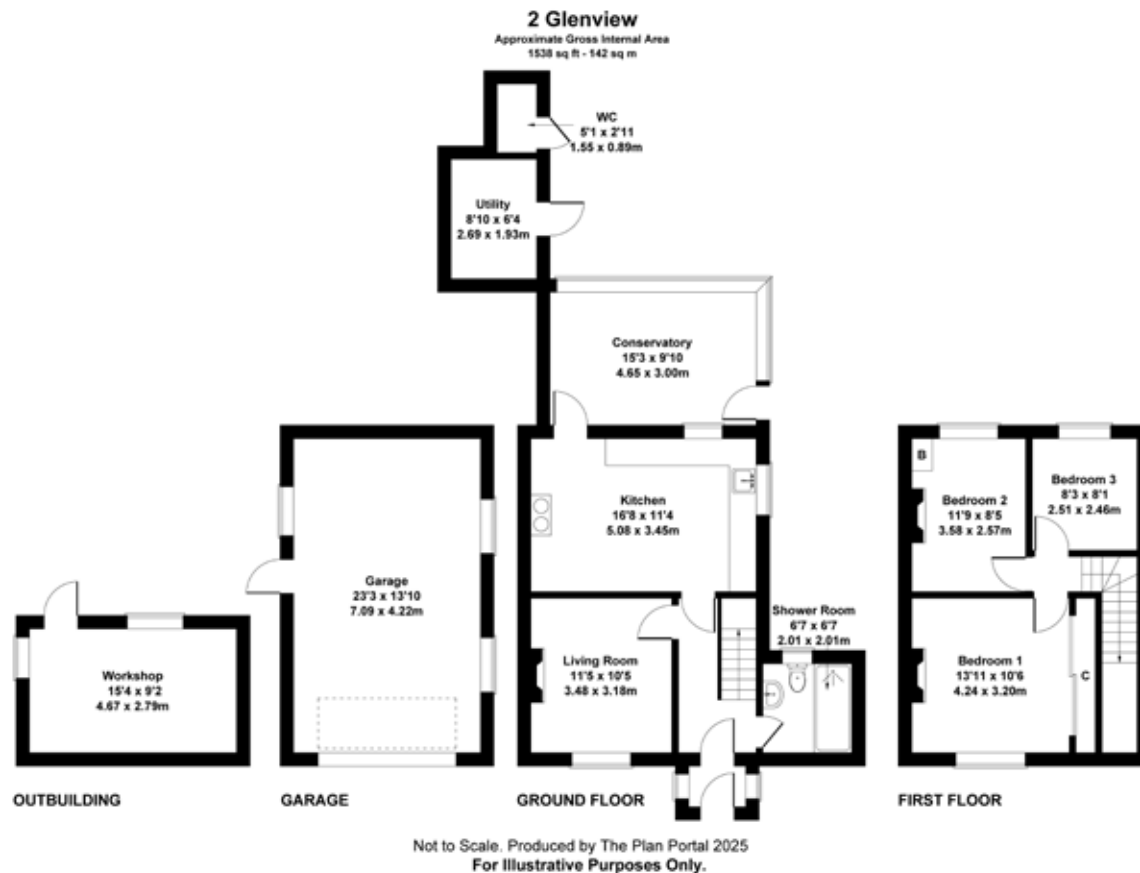






## Outside

At the front, there is paved garden with raised beds. There is a gate to the side leading the large rear gardens which are beautifully laid out with pathways, a large, raised pond and well stocked borders. The former railway bank makes up a colourful back boundary, full of spring flowers with steps leading to a level path at the top. There is a good size workshop with power and electric already in place, and a large separate garage, again with power and electric and a roller shutter door from the road.



## Location

Easily accessible via road or bus to Plymouth and Tavistock, Yelverton is a thriving village with a great local community and plenty of amenities on hand including a doctors and dentist, as well as local butchers, co-op, cafes, a tennis club and village hall. There is a pub in the village serving good food and ale, and Yelverton Golf course is also just up the road. The Drakes Trail cycle route is nearby, and plenty of Dartmoor walks can be found from your doorstep. The village of Meavy is also just up the lane offering another good pub in a picturesque setting.

## KEY INFORMATION

3 Bedrooms	EPC Rating: E (50)
1 Bathroom	Council Tax Band: B
2 Reception Rooms	Tenure: Freehold
Garage	Broadband: FTTC
Not Listed	Mobile Signal: Likely (per Ofcom)
Heating: Gas	Not suitable for wheelchair users
Utilities: Mains electricity, gas, water & drainage	
Restrictions: None known	
Easements, Wayleaves: Utilities run over neighbour's garden	
Public Rights of Way: None	
Flooding: None known	
Notable Construction Materials: None known	
Building Safety Concerns: None known	
Mining Area: Not known to be	
Planning Permission / Proposed Developments: None known	

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### VIEWING:

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