



## Devon Tors, PL20

Yelverton

Offers Over  
**£139,950**





**Bedrooms: 2 Bathrooms: 1 Receptions: 1**

This TWO BEDROOM top floor apartment offers spacious accommodation in the iconic Devon Tors building at Yelverton. The property benefits from two Bedrooms, both Bedrooms provide far reaching views towards Dartmoor and the Main Bedroom has a Victorian feature fireplace. The Lounge/Dining Room offers a versatile living area with views towards Yelverton and The Parade with doors leading into the well equipped Kitchen. The Kitchen is fitted with a range of base and wall units with laminate worktops, a single electric oven and hob with overhead extractor and space for a washing machine. The Bathroom with large velux roof window is fitted with a full sized bath, pedestal hand basin and w.c with tiled flooring. To the front of the property, there is a generous communal parking area. The apartment is double glazed throughout with gas central heating and is offered to the market CHAIN FREE.

**Situation:**

The property is situated in the Iconic Devon Tors Building overlooking is conveniently located within walking distance of the Parade at Yelverton with amenities such as a Co-op, Post Office, Doctor's Surgery, Dentist, Beauty Salon, Butcher, and the Rock Inn. Bus routes to Plymouth, Tavistock and the surrounding areas run on a frequent timetable from the Parade and the A386 provides easy access to Plymouth and Tavistock. The local cycle path is within a stones throw from the property as is Yelverton Down and open moorland.

**Tenure:** Leasehold

**Services:** Mains water, electricity and drainage.

**Council Tax Band:** A

**EPC:** C

**AGENT'S NOTES:** Fixtures, fittings, appliances or any building services referred to do not imply that they are in working order or have been tested by us. The suitability and working condition of these items and services is the responsibility of purchasers.



The accommodation comprises of:

**Lounge/Diner: 6.33 x 3.93 (20'9 x 12'11):**

Bright and spacious dual aspect reception room with ample space for both lounge and dining furniture, double glazed windows to side and rear, and access through to the kitchen.

**Kitchen: 3.96 x 1.66 (13'0 x 5'5):**

Fitted kitchen with a range of base and wall mounted units, inset sink and drainer, space for freestanding appliances and skylight window.

**Main Bedroom: 4.22 x 3.42 (13'10 x 11'3):**

Generous double bedroom with double glazed window to the side aspect and space for wardrobes and bedroom furniture.

**Bedroom 2: 2.62 x 3.15 (8'7 x 10'4):**

Good sized second bedroom with double glazed window to the side aspect, suitable as a guest bedroom, child's room or home office.

**Bathroom: 3.92 x 1.60 (12'10 x 5'3):**

White suite comprising panel enclosed bath with shower over, wash hand basin and low level w.c.

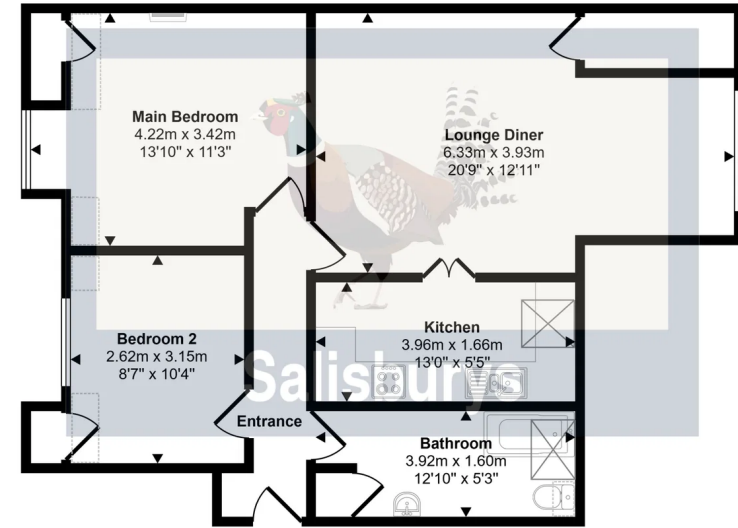
**Entrance Hall:**

Providing access to all principal rooms with useful storage space.





Approx Gross Internal Area  
66 sq m / 712 sq ft



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

