



Curlews

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Meavy Lane, Yelverton, Devon, PL20 6AE

Yelverton Parade/Bus Stop 100 yards • Roborough Down 250 yards • Tavistock 6 miles • Plymouth 9.5 miles

An extremely bright, comfortable and well-rounded home with a level, south-facing garden, occupying an exceptionally convenient location within a stone's throw of Yelverton's amenities and facilities.

- Detached 2/3-bedroom House
- Modern Fixtures and Fittings
- Good-size Gated Driveway
- Close to Shops and Amenities
- Freehold
- Bright and Well-proportioned
- South-facing Rear Garden
- Excellent Peace and Privacy
- No Onward Chain
- Council Tax Band: D

Guide Price £539,950

SITUATION

This incredibly appealing home occupies an enclosed and level plot in an extremely convenient location, within 100 yards of Yelverton's shops, facilities and transport links, overlooking the village green. Open moorland, at Roborough Down, is also immediately at hand accessible within 250 yards.

Yelverton is an extremely popular and sought-after village on the fringe of Dartmoor National Park which benefits from an excellent range of day-to-day amenities, with the parade of shops featuring a mini-supermarket, local butchers, delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery, as well as a selection of eateries and a popular Free House, The Rock Inn. For the sports enthusiast, there are golf, cricket, tennis and bowling clubs. In all, Yelverton offers a very high standard of living with a wonderful sense of community. The thriving town of Tavistock is only 6 miles away, whilst Plymouth city centre is located 9.5 miles to the south.

DESCRIPTION

This exceptionally convenient, comfortable and well-rounded home is presented to the market in excellent condition, with no onward chain.



Built, we understand, circa 1930, the property has retained some original character, including panelled walls, picture rails and original cupboards, whilst also benefiting from modern fixtures, fittings and comforts, including mains-supplied services, gas central heating and uPVC double glazing. Having been modernised around 9 years ago, the accommodation is bright and tastefully decorated, and offers good versatility and future-proofing, with a potential bedroom and shower room on the ground floor. Externally, the house is complemented by a good-sized gated drive and a well-established, level, south-facing rear garden which enjoys an excellent degree of privacy.

ACCOMMODATION

The accommodation can be briefly summarised as follows; a canopied porch leading into an entrance hall; a boot room; central hallway with stairs to the first floor and a storage cupboard below; a bright, dual-aspect sitting room centered around a log burning stove on a slate hearth; an adjacent, triple-aspect conservatory leading out to, and overlooking the rear garden; the well-fitted kitchen; a dedicated utility room with spaces for the laundry appliances; a dining room/third bedroom, which is of a good size and overlooks the rear garden and neighbouring church; a ground-floor shower room with a large, walk-in shower enclosure; the first-floor landing with a walk-in linen cupboard, and; two further bedrooms, including the rear-facing master, which is served by built-in wardrobes and storage with its own contemporary en-suite shower room, and a single bedroom with access to eaves storage.

Of particular note, the kitchen is equipped with a very good range of cupboards and cabinets with roll-edge worktops incorporating a 1.5 bowl stainless steel sink and drainer. Integrated appliances include a Lamona oven, a 4-ring induction hob and dishwasher, a second Bosch oven, and an integrated fridge.

OUTSIDE

To the front of the property is a good-sized, gated driveway, part-enclosed by stone walling and established, planted borders. The property's principal, rear garden is completely level, south-facing and comprises a central lawn with mature borders providing colour and variety. Additionally, there are two paved patio areas, a hexagonal greenhouse, a timber tool shed, a log store and an attached boiler room/tool store.

SERVICES

Mains gas, electricity, water and drainage. Gas central heating throughout. Ultrafast broadband is available. Mobile voice/data services are available via all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTE

The property benefits from a right of way over a short section of track to access the property's driveway.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

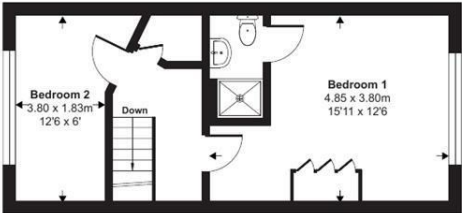
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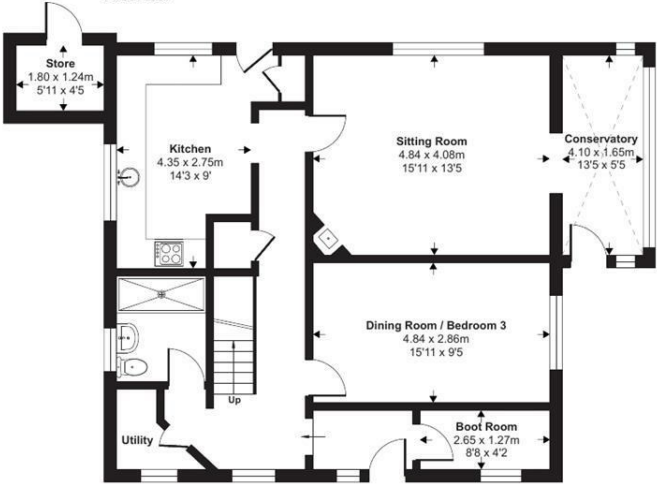
01822 612458



Approximate Area = 1249 sq ft / 116 sq m
Store = 26 sq ft / 2.4 sq m
Total = 1275 sq ft / 118.4 sq m
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1336574



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