



Town • Country • Coast



Woodville Avenue

Princetown Yelverton

Guide Price £265,000



## Woodville Avenue

PrincetownYelverton

Available with NO ONWARD CHAIN. Woodville Avenue presents an exceptional opportunity to acquire a delightful three-bedroom (One Ensuite) semi-detached house. This property is perfect for families or individuals seeking a comfortable and inviting home in a peaceful neighbourhood.

As you step inside, you will be greeted with ample space for both relaxation and entertaining. The spacious lounge leads into the kitchen/diner providing a seamless flow between the living areas which is perfect for making it ideal for modern living. The bedrooms are well proportioned, with the main bedroom offering an ensuite shower room.

To the front of the house there is a paved driveway with space for two cars. Steps lead to the front door with a front lawn as well. To the back of the property, there is courtyard which is perfect for outside seating. Steps lead up to the garden backing onto open fields with stunning views of Dartmoor farmland.

The surrounding area boasts a variety of local amenities, including shops, schools and parks, all within easy reach. Princetown is known for its community spirit and picturesque surroundings, making it a desirable location for those who appreciate both convenience and tranquillity. The property itself is a short walk onto Dartmoor.





**Hall**  
12'9" x 3'10" (3.89 x 1.17)

**Cloakroom**  
6'0" x 5'4" (1.83 x 1.65)

**Lounge**  
12'11" x 12'4" (3.96 x 3.76)

**Dining room**  
10'9" x 9'6" (3.3 x 2.92)

**Kitchen**  
10'9" x 9'6" (3.3 x 2.92)

**Landing**  
7'4" x 6'3" (2.26 x 1.92)

**Bedroom 1**  
12'4" x 9'6" (3.78 x 2.9)

**En suite**  
6'11" x 4'0" (2.13 x 1.22)

**Bedroom 2**  
12'11" x 9'6" (3.96 x 2.92)

**Bedroom 3**  
9'6" x 9'6" (2.92 x 2.92)

**Bathroom**  
8'9" x 6'2" (2.69 x 1.89)

**Tenure**  
Freehold

**Services**  
Mains Electricity, Gas, Water and Drainage

**Council Tax Band**  
C

**EPC**  
80 C

**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. 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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## Area Map



## Energy Efficiency Graph

