



The Rosings



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Binkham Hill, Yelverton, Devon, PL20 6BG

Village Centre 0.4 miles • Burrator Reservoir 2.3 miles •
Tavistock 6.5 miles • Plymouth 10 miles

A beautifully presented, extended detached bungalow with landscaped gardens and a gated drive, enjoying uninterrupted moorland and countryside views with no onward chain.

- Extended, Detached Bungalow
- Presented In Excellent Condition
- Spectacular Moorland and Countryside Views
- Enclosed, Level Gardens to the Front and Rear
- Gated Drive and Garage
- Scope to Extend or Remodel (STP)
- Walking Distance to Yelverton Shops
- No Onward Chain
- Freehold
- Council Tax Band: D

Guide Price £475,000

SITUATION

This appealing bungalow occupies an enclosed, level plot within a popular cul-de-sac on the northern edge of Yelverton. The property enjoys a wonderful open outlook to the rear with some uninterrupted views across neighbouring countryside towards Dartmoor. The bungalow is close to open moorland and the beautiful Burrator reservoir, and is within easy reach of all of Yelverton's amenities and facilities, with the centre of the village being 0.4 miles away.

Yelverton is an extremely popular and sought-after village on the fringe of Dartmoor National Park which provides 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 6.5 miles away, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmers' markets are held. Plymouth, 10 miles to the south, Exeter, 30 miles to the northeast, offers rail and motorway connections across the UK, as well as an international airport.



DESCRIPTION

This extremely well-appointed, detached bungalow has been in our client's ownership for over a decade, and has been both extended and comprehensively modernised during that time. It now offers some extremely warm and comfortable accommodation amounting to some 1260sq.ft, characterised by bright and well-presented rooms, most of which benefit from the far-reaching views to the rear of the property. Complimenting the property externally are beautifully planted gardens to both the front and rear, as well as patio seating areas, a double timber summerhouse and a detached garage within a gated driveway.

ACCOMMODATION

The property is accessed at the front through an enclosed porch into the central hallway, from where there are doors off to each of the principal rooms. The sitting room is a very good size and has been extended twice at the rear in order to take full advantage of the wonderful views, through the addition of both a sun room and, more recently, a triple aspect conservatory with two sets of patio doors leading out to the rear gardens. These additional living areas enhance the accommodation and provide useable living space in both the warmer and colder months. Off the entrance hall, the kitchen is equipped with a good range of tasteful cupboards and cabinets to two walls, incorporating an eye-level integral Hotpoint double oven, 4-ring gas hob and with space beneath the counter for a dishwasher. Beyond the kitchen is a useful utility room with spaces for the laundry appliances as well as for a full-height fridge/freezer. To one side of the utility is a cloakroom with WC and wash basin, and an external open porch leading to the driveway or to the garden. The bungalow offers two double bedrooms, the larger of which enjoys again the fabulous views at the rear and is complete with full height sliding wardrobes along its depth. The shower room is fitted with a three-piece suite to include a WC, wash basin and a double-width shower enclosure with a rain-style shower head. There may be the potential for a prospective buyer to extend the accommodation again, either outwards or upwards into the loft, subject to any necessary consents or approvals.

OUTSIDE

The property is approached at the front through a gated entrance into an enclosed driveway where there is sufficient parking space for a couple of vehicles, and access to the single garage (please note, the garage is not accessible to a full width vehicle). The plot is very well established with mature hedging on all sides, providing a good degree of privacy. There is a well-kept lawn garden to the front of the bungalow whilst the principle gardens are at the rear, providing another area of extremely well-maintained lawn, planted with some colourful and flowering shrubs and specimen plants, including rose bushes, camellias and an acer. Also found within the garden is a double timber summerhouse with power and lighting. The rear garden enjoys an excellent degree of peace, privacy and shelter, and also a captivating outlook over neighbouring fields towards Dartmoor.

SERVICES

Mains water, electricity, gas and drainage are connected, with gas-fired central heating throughout. Ultrafast broadband is available. Four of the major providers are available with limited mobile voice, signal/data services (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

VIEWINGS AND DIRECTIONS

Viewings are strictly by appointment with the vendor's sole agents, Stags. The What3words reference is ///savings.numeral.span. For detailed directions, please contact the office.



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			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			45
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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