



Clitters

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Woodlands, Dousland, Devon, PL20 6NB

Open Moorland 500 yards • Yelverton 1.5 miles • Tavistock
7.5 miles • Plymouth 11 miles (Derriford Hospital 7.5 miles)

A 4-bedroom detached bungalow for refurbishment, in a desirable, edge-of-village location, complete with sizeable front and rear gardens, a garage and gated drive.

- Detached 4-bedroom Bungalow
- Peaceful and Private Position
- Scope to Remodel/Extend (STP)
- Sizable Front and Rear Gardens
- Freehold
- Very Sought-after Locations
- For Sale for the First Time
- Garage and Gated Drive
- NO ONWARD CHAIN
- Council Tax Band: E

Offers In Excess Of £399,950

SITUATION

This well-rounded and appealing home is positioned in a private and peaceful location in the highly sought-after Dartmoor village of Dousland. Open moorland is available within 500 yards, at Yennadon Down, leading on to the full expanse of the moors, and the property is also in close proximity of Burrator Reservoir, a well-known local beauty spot and nature reserve. The property is within extremely easy reach of Plymouth city and commutable distance of both Derriford Hospital and the city's schooling options, whilst also being within proximity of Yelverton and the popular market town of Tavistock.

The village of Dousland has a popular public house and benefits from a central bus connection, whilst the desirable village of Yelverton is 1.5 miles away, providing an excellent range of day-to-day amenities, with its parade of shops featuring a mini-supermarket, local butchers, delicatessen, café 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.

DESCRIPTION

We are delighted to present to the market this individual 4-bedroom bungalow, which is for sale, chain-free, for the first time since its construction, circa 1961.



The internal accommodation is characterised by bright, square rooms which are in need of general modernisation and refurbishment but offer considerable potential for alteration, remodelling or extension - either outwards or upwards - subject to any necessary consents or approvals. Externally, the bungalow is complemented by some very well-established front and rear gardens which also offer considerable scope, and have the added benefit of an open rear aspect, ensuring excellent peace and privacy. This is a rare and very appealing opportunity to create a home of one's choosing, in a very strong location.

ACCOMMODATION

The property is accessed either via a side door directly into the hallway or, more commonly, from the driveway, where there is a covered entrance connecting the garage to the kitchen. The layout is something of a blank canvas, being briefly summarised as follows: a dual-aspect sitting room overlooking the front garden; the kitchen/dining room, which has some original fitted units and a walk-in pantry; a wet room, and; four bedrooms, of which all have fitted wardrobes and three are doubles, including two overlooking the rear garden.

OUTSIDE

The property is approached over a gated tarmac driveway leading to the garage, which has power and lighting. The property's front and rear gardens are an undoubted highlight, being well-stocked and thoughtfully planned, and offering excellent potential for keen horticulturists as well as those with active families. The front garden features a wildlife pond and a timber footbridge, whilst the rear garden has an open aspect onto a neighbouring field, and is planted with colourful, mature shrubbery including several rose bushes and an apple tree.

SERVICES

Mains water, drainage and electricity. Oil-fired central heating throughout. Superfast broadband is available. Limited mobile voice/data services are available (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

- 1. The property lies within an area well-known for its historic mining activity and quarrying. No mining-related features are known to exist within close proximity of the property. Yennadon Down Quarry is located within half a mile.
- 2. Woodlands is a private roadway. The property is believed to own a small section of the road in front of the driveway, and benefits from a right of access across the remainder of the road.



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		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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