



Town • Country • Coast



Boundary Road
Dousland, Yelverton

Guide Price £279,950



3



1



1



E

Boundary Road

Dousland, Yelverton

NO ONWARD CHAIN. Occupying a highly desirable location in Dousland, on the fringes of Yelverton, is this semi-detached three bedroom family home, offering generous gardens to front and rear, together ample driveway parking for several vehicles.

In need of some modernisation this family home offers an entrance porch, entrance hall with stairs leading to the first floor and door into a good sized lounge with useful understairs cupboard, pleasant aspect to the front and a former fireplace, which could be re-instated if required, subject to any necessary certification. A kitchen/diner with patio doors to the rear gardens and with a range of wall and base units, 1.5 bowl sink unit, space for cooker and white goods. Recess housing the oil fired boiler. Enjoying views over the rear gardens.

On the first floor landing is a built-in airing cupboard housing the hot water cylinder and access to the loft space. Three bedrooms, two being good sized doubles and a single bedroom. The bathroom comprises a WC, basin and bath with electric shower over.

Outside, to the front of the property is a gravelled garden area which could be used as additional parking or landscaped. To the side is a driveway providing ample parking for several vehicles. A gate then leads into the enclosed rear gardens, which are laid to lawn, gravelled patio area, established shrub beds and borders, mature trees and a raised decked terrace. Raised plinth for the oil storage tank.





Entrance Porch

4'5" x 3'5" (1.37 x 1.06)

Entrance Hall

5'10" x 4'7" (1.80 x 1.40)

Lounge

15'4" x 13'1" (4.68 x 4.01)

Kitchen/Diner

16'6" x 8'6" (5.03 x 2.60)

First Floor Landing

Bedroom 1

12'6" x 9'5" (3.83 x 2.88)

Bedroom 2

10'8" x 9'5" (3.27 x 2.88)

Bedroom 3

9'6" x 6'0" (2.91 x 1.85)

Bathroom

6'3" x 5'0" (1.92 x 1.53)

Services

Mains water, electricity and drainage. Oil fired central heating.

Local Authority

West Devon Borough Council - Tax Band C

EPC

E53

Tenure

Freehold

Situation

This small village of Dousland with its popular pub, The Burrator Inn, is only around 4/5 minutes drive from Yelverton, which provides a vast selection of amenities including shops, eateries, garage and hotel. The ancient stannary town of Tavistock is just 6 miles and the historic naval port of Plymouth about 10 miles. The community is served by local buses and county bus services whilst the A386 Tavistock to Plymouth road facilitates easy access to the A38. The Dartmoor National Park extends to over 300 sq. miles and provides ample opportunities for walking and riding. There is also a good sized golf course in Yelverton and many spots in close distance for fishing.

Directions

Travelling from Tavistock towards Yelverton, take the first left at Yelverton roundabout onto Dousland Road and follow the road for approximately 1.2 miles until you reach the Burrator Inn on your right hand side. Turn right just after the pub then right again into Boundary Road. Proceed along here where the property can 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.

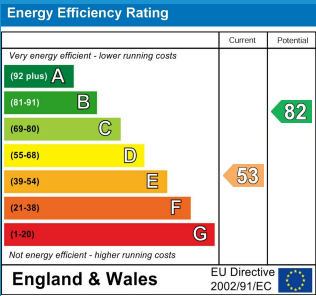
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

3a Brook Street, Tavistock, Devon, PL19 0HD
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency



AML CHECKS

To comply with Anti-Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed.