



mansbridgebalment

HORRABRIDGE

£349,950









## 38 YOULDON WAY

Horrabridge, PL20 7SN

A detached family home situated at the end of a cul de sac and backing onto fields.

3 Double Bedrooms

Recently Refurbished Interior

Sunny Rear Garden

Countryside Views

Solar Panels

**£349,950**



**The Roundabout  
Yelverton  
Devon  
PL20 6DT**

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## SITUATION AND DESCRIPTION

Situated at the end of a cul de sac and backing onto fields in a desirable village which form part of the Dartmoor National Park. A beautifully presented three double bedroom family house which has been extended over the years by the current owners, who have lived there since the property was built in the late 1970's. The house enjoys a sunny rear garden with countryside views out over the fields behind providing a lovely sense of space. The garden also extends to the side where there is a hidden seating terrace and new shed next to an attractive small stream. To the front of the house is a brick paved driveway which leads to an integral garage and the entrance door. The house is a short walk from the village green, sought after school, amenities and moorland countryside. The home benefits from a modern boiler (mains gas) PVCu double glazing, further insulation measures and solar panels on the south facing roof. The interior has been recently refurbished including a new fully fitted kitchen and bathroom with a sunken tub, mood lighting and separate walk in shower. The accommodation comprises porch, hall, cloakroom, sitting room, garden room, dining room, kitchen/breakfast room with a door into the garage/utility. To the first floor is a landing, three double bedrooms and the bathroom. There is ample storage in the house from fitted cupboards and wardrobes which would form part of the sale. NO ONWARD CHAIN.

## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Brick paved driveway leads to PVCu entrance door into:

### **PORCH**

5' 10" x 5' 0" (1.78m x 1.52m)

Sunken mat; mirrored sliding door; coat/shoe cupboards; Heatstove heater; glazed double doors to:

### **HALL**

13' 10" x 5' 4" (4.22m x 1.63m)

Radiator; telephone point; room thermostat; stairs rise to first floor; book shelf; smoke alarm; doors off:

### **CLOAKROOM**

5' 4" x 3' 10" (1.63m x 1.17m)

PVCu double glazed window; low level w.c; wash hand basin; radiator.

### **DINING ROOM**

13' 2" x 9' 5" (4.01m x 2.87m)

Dual aspect; PVCu double glazed windows to front and side; radiator; spotlights.

### **SITTING ROOM**

13' 0" x 13' 0" extending into bay 16'7" (5.05m)" (3.96m x 3.96m) PVCu double glazed bay window to the rear garden and views; natural flame gas fire (fitted 2018); radiator; PVCu double glazed French doors to the garden room; T.V. point.







#### KITCHEN/BREAKFAST ROOM

17' 0" x 8' 4" (5.18m x 2.54m)

Dual aspect PVCu double glazed window to the front and PVCu double glazed French doors to the garden room and views; modern style kitchen (fitted 2014); integrated Beko electric hob with extractor hood; purple soft closing cupboards and drawers; integrated dual oven/grill and microwave oven; integrated fridge and freezer; T.V. point; radiator. ceramic tiled floor.

#### GARDEN ROOM

13' 5" x 8' 4" (4.09m x 2.54m)

PVCu double glazed window; patio doors and roof; adjustable skylight; radiator; ceramic floor.

#### INTEGRAL GARAGE/UTILITY

18' 2" x 8' 4" (5.54m x 2.54m)

PVCu double glazed window and door to the gardens and side; metal up-and-over door; workbench; power points and lighting; eaves storage; site of Worcester Greenstar Ri boiler (fitted 2016, mains gas); site of Fronius IG Plus Solar panels inverter; space and plumbing for washing machine, tumble drier and fridge/freezer.



#### FIRST FLOOR

##### LANDING

11' 2" x 5' 6" (3.4m x 1.68m)

PVCu double glazed window to the two rear views; loft access (pull down ladder, light, section of boarding); airing cupboard housing hot water cylinder; doors off:

##### MASTER BEDROOM

13' 2" x 11' 2" (4.01m x 3.4m)

PVCu double glazed window to the rear views; fitted wardrobes; cupboards; drawers and vanity area; radiator; spotlights.

##### BEDROOM TWO

17.0" x 8' 3" (5.19m x 2.51m)

Dual aspect PVCu double glazed windows to front and rear views; radiators; fitted wardrobes, drawers and vanity area; T.V. point.



##### BEDROOM THREE

11' 2" x 11' 2" (max)" (3.4m x 3.4m)

PVCu double glazed windows to front; fitted desk and drawers; fitted wardrobes; radiator.

##### BATHROOM

12' 4" x 7' 2" (3.76m x 2.18m)

Velux window; walk-in shower; sunken bath; high level w.c. with built-in cupboards; dual basins with mixer taps and drawers; heated towel rail; vertical radiator; ceramic tiled floor and part walls; spotlights and under lights.

#### OUTSIDE

The property is approached via a brick paved driveway leading to the entrance and integral garage. There is access to the back of the house via both side elevations. The garden extends in a southerly direction and back onto fields with a central lawn and planted borders. There some idyllic areas to sit and enjoy the tranquil setting including a swing seat and decked terrace next to the stream. There is an array of flowering trees and shrubs which create a lovely oasis throughout the year which doesn't have the feeling of being overlooked. On the other side of the stream is a field where they keep a number of sheep which adds to sense of being in the countryside, even though the amenities are a short walk away.





### SERVICES

Mains electricity, mains gas, mains drainage and mains water (metered).

### OUTGOINGS

We understand this property is in band ' D ' for Council Tax purposes.

### VIEWING

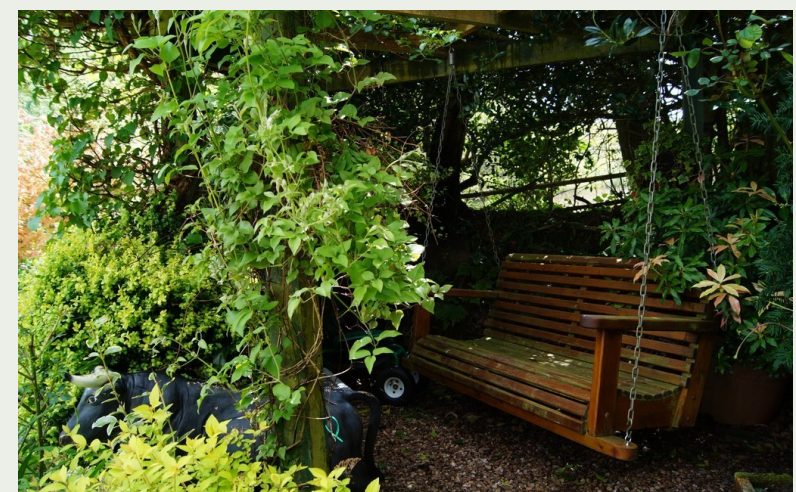
Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

### DIRECTIONS

From our Yelverton office proceed to the village of Horrabridge on the A386. Turn down into Graybridge Road after Manor Garage and then take the second right to Walkhampton and Horrabridge School. Follow the road past the church and down the hill. Turn right into Youldon Way and the property will be found at the very end of the cul de sac as the road bends to the left in the right hand corner.

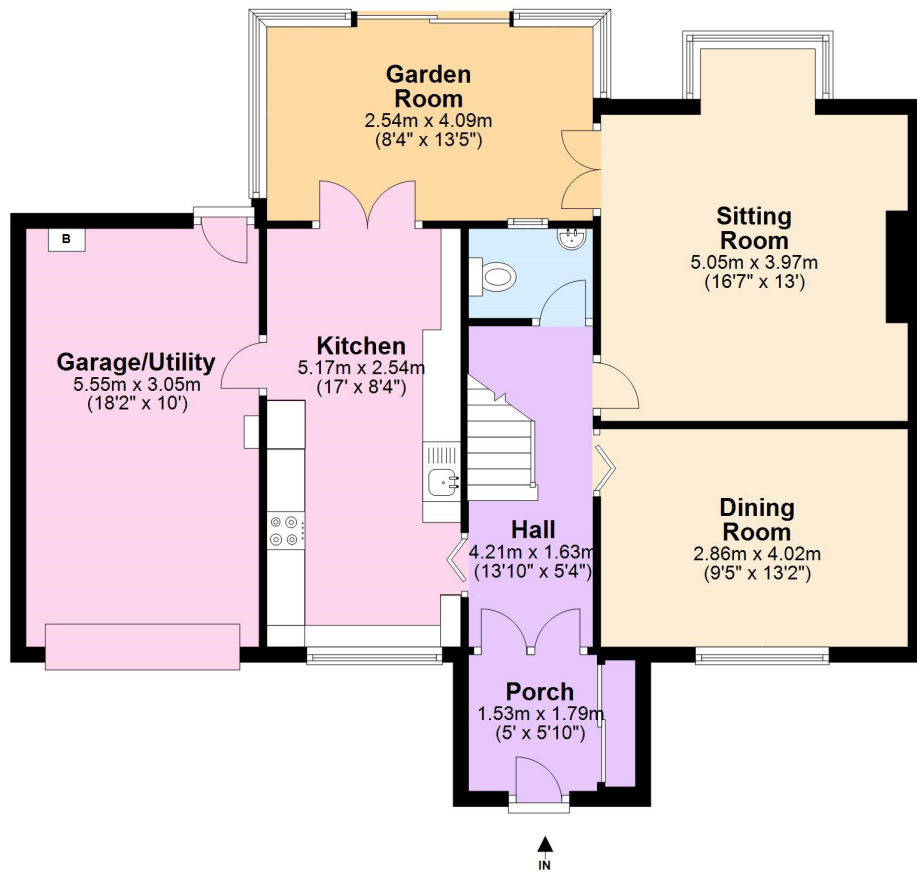
EPC Rating 83 Band B

Y4392





Ground Floor



First Floor



Total area: approx. 142.4 sq. metres (1532.6 sq. feet)

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**\* PL19, PL20, EX20**

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