



mansbridgebalment

YELVERTON

£439,950





MAPLE COTTAGE

Westella Leas, Dousland Road, Yelverton, PL20 6BA

An attractive detached home situated in a secluded and private location close to the amenities and Dartmoor.

4 Bedrooms

Level and Private Garden

Double Garage and Parking

No Onward Chain

£439,950



The Roundabout
Yelverton
Devon
PL20 6DT

mansbridgebalment.co.uk



4



3



2



SITUATION AND DESCRIPTION

An attractive detached home situated in a secluded and private location in the very heart of Yelverton, ideal for those who prefer amenities and Dartmoor to be on their doorstep. We have been advised the property was built in around 1990 but has a style which mirrors a pretty cottage with a rough render and leaded double glazed windows. The gardens are mainly to the south west side of the property, level and private, with an attractive pergola and connection doors from the sitting room. The property also offers a sizeable double garage and off road parking on a brick paved driveway.

The internal space is in good order with balanced connecting living area which allows light to pass through the home. The kitchen offers space for a breakfast table with glazed double doors opening to a dining room and in turn the sitting room which means the house can be open plan or separated depending on the occasion and the time of year. The home benefits from oil fired central heating (mains gas connected but not used) an attractive open fireplace, double glazed windows and PVCu doors plus further insulation measures.

The house is set back from the road and is yards from the shops and buses in Yelverton. The village is within the Dartmoor National Park boundary with stunning moorland and countryside within easy reach. The outskirts of Plymouth are approximately 10 minutes away by road and therefore living at this house would be perfect for commuting, shopping and entertainment.

The accommodation comprises reception hall, cloakroom, sitting room, dining room, kitchen breakfast room and utility room. To the first floor is a family bathroom with four good size bedrooms including a master bedroom with en-suite. Three of the bedrooms are doubles with useful built in wardrobes and the fourth being currently used as a study/cot room.

This property is on the market with 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:

GROUND FLOOR

RECEPTION HALL

13' 5" x 11' 2" (4.09m x 3.4m)

Stairs rise to the first floor; double glazed entrance door and window; radiator; B.T. point; Hive heating control; understairs cupboard; doors off.

CLOAKROOM

6' 0" x 5' 2" (1.83m x 1.57m)

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





SITTING ROOM

22' 9" x 11' 6" (6.93m x 3.51m)

Dual aspect double glazed window to the front and PVCu double glazed French doors to the south-west facing garden; T.V. point; open fireplace with stone surround; 2 radiators; glazed double doors to:

DINING ROOM

11' 2" x 9' 0" (3.4m x 2.74m)

Double glazed window to the rear; radiator; glazed double doors to:

KITCHEN/BREAKFAST ROOM

22' 9" x 7' 10" (max) (6.93m x 2.39m)

Dual aspect; double glazed windows to the front and rear; fitted kitchen and worktops; Neff hob with extractor hood over; Neff eye level dual oven/grill; sink with drainer and mixer tap; space for dishwasher; door to:

UTILITY ROOM

8' 5" x 6' 1" (2.57m x 1.85m)

PVCu double glazed door to the rear; double glazed window to the side; fitted worktops and sink; space for fridge/freezer and washing machine; site of floor mounted Myson oil fired boiler (mains gas connected to the property) Hive heating control; small loft access.

FIRST FLOOR

LANDING

13' 2" x 6' 5" (4.01m x 1.96m)

Loft access (pull down ladder and part boarded); airing cupboard with hot water cylinder; doors off.

MASTER BEDROOM

11' 6" x 12' 9" (3.51m x 3.89m)

Double glazed window to the front; built-in wardrobe; radiator; door to:

EN-SUITE

8' 1" x 6' 5" (2.46m x 1.96m)

Double glazed window to the front; shower cubicle; panelled bath; low level w.c.; wash hand basin; radiator.

BEDROOM TWO

12' 9" x 9' 6" (3.89m x 2.9m)

Double glazed window to the front; built-in wardrobe; radiator.

BEDROOM THREE

9' 7" x 9' 6" (2.92m x 2.9m)

Double glazed window to the side; built-in wardrobe; radiator.

BEDROOM FOUR

11' 6" x 7' 10" (3.51m x 2.39m)

Double glazed window to the side; radiator; currently used as a study/cot room.

BATHROOM

7' 10" x 6' 2" (2.39m x 1.88m)

Double glazed window; panelled bath; wash hand basin; low level w.c.; radiator.



OUTSIDE

The property is approached from a driveway from the Dousland Road which is part shared by two other detached residences. A brick paved driveway offers parking for several cars plus a detached double garage. To the front is a courtyard area with wisteria growing on the side of the property and garage with a pedestrian gate opening to the rear and side garden. A further pathway leads around the side of the house with cold water tap and attractive shrubs. The main garden has a south westerly aspect, paved seating area and pergola. There is an area of lawn and planted borders. A gate leads around the back of the house where there is a further courtyard a southerly aspect.

OUTBUILDINGS

DOUBLE GARAGE

17' 3" x 17' 0" (5.26m x 5.18m)

2 up-and-over doors; window and pedestrian door to the rear garden; eaves storage space; power and lighting.

SERVICES

Mains electricity, mains water, mains drainage, mains gas (connected but not used) and oil fired central heating.

OUTBUILDINGS

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

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

DIRECTIONS

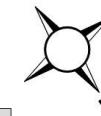
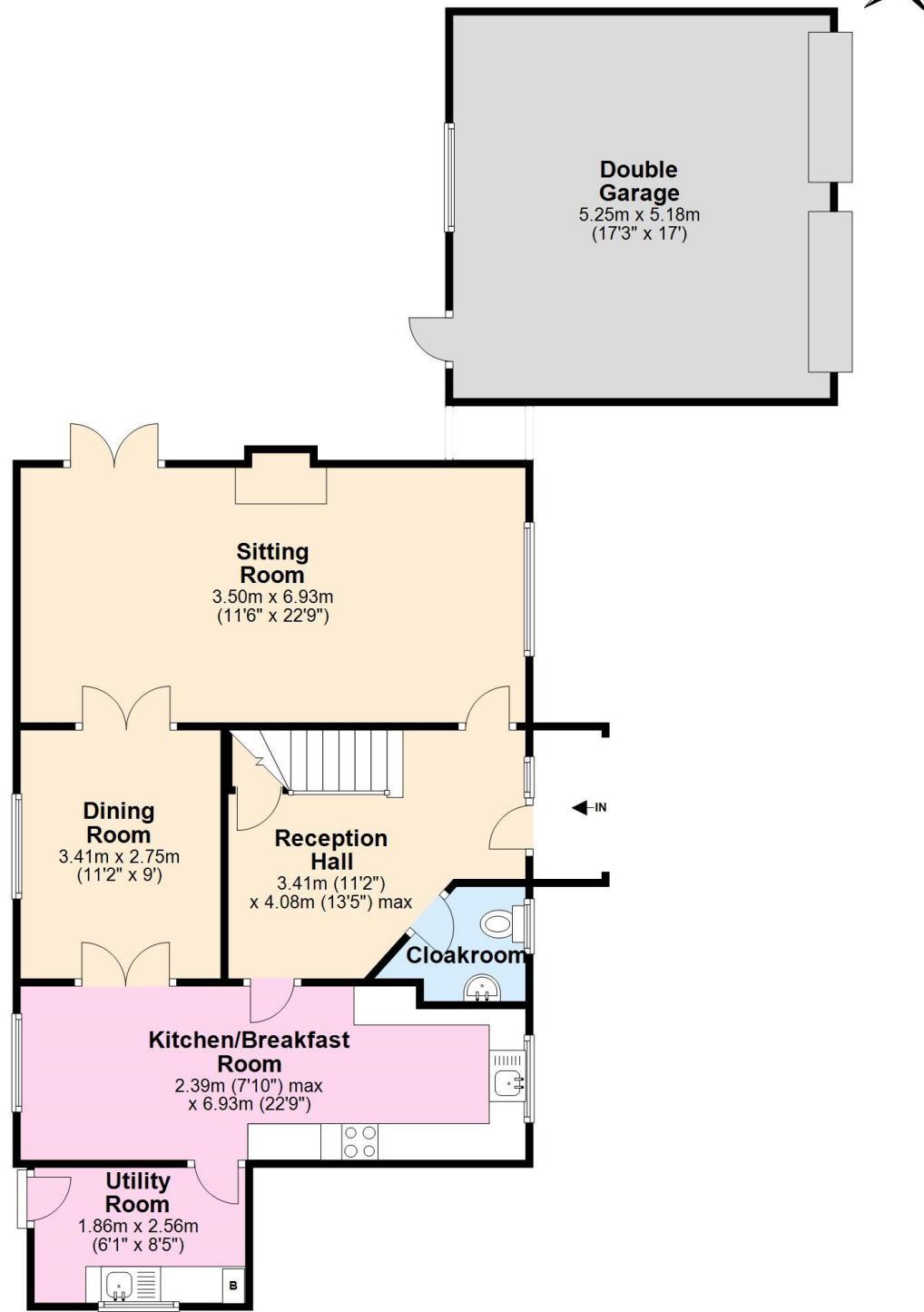
From our Yelverton office proceed through the parade shops and turn right at the crossroads onto the Dousland Road towards Princetown. After a short distance turn right into a driveway which is immediately after the Piano shop called Westella Lea. The property is at the far end of this driveway.

EPC Rating 52 Band E

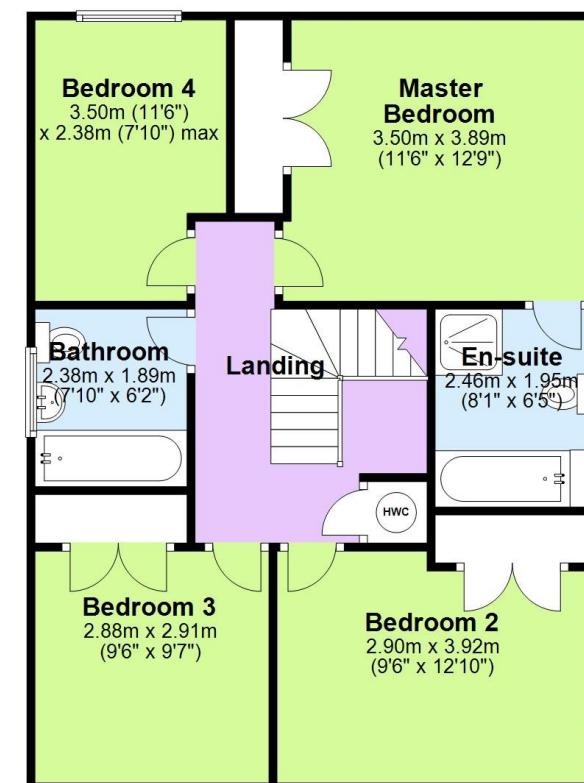
Y4439



Ground Floor



First Floor



BETTER COVERAGE, WIDER CHOICE

MORE LOCAL OFFICES than any other Estate Agent in our AREA *



THE ROUNDABOUT · YELVERTON · DEVON · PL20 6DT
Tel: 01822 855055
E: yelverton@mansbridgebalment.co.uk



TAVISTOCK · YELVERTON · BERE PENINSULA
OKEHAMPTON · LONDON MAYFAIR

* PL19, PL20, EX20

Mansbridge Balment for themselves and for the sellers/landlords of this property whose agents they are give notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Mansbridge Balment has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.