



mansbridgebalment

YELVERTON

Offers Over £325,000



Trillium, Meavy Lane, Yelverton, PL20 6AJ

SITUATION AND DESCRIPTION

A detached dormer bungalow located in Yelverton a short level walk from the parade of shops and open moorland within Dartmoor National Park.

The property requires updating but offers sizeable accommodation and scope for improvement. The gardens are modest in size and there is a long gated driveway off a private road which leads to a large garage/workshop with an inspection pit. The dormered first floor offers space for two good sizeable bedrooms and a shower room. The ground floor has a good size hallway with doors off to a sitting room, dining room, kitchen/breakfast room, bathroom and two further double bedrooms. A rear porch opens to a garden room plus there is a door into the garage. There are also good storage spaces in the eaves on the first floor and over the garage where there is a loft room which is accessed via an independent ladder. The home benefits from mains gas central heating and PVCu double glazing and further insulation measures.

Yelverton offers an array of amenities which makes this area very sought after. There is also a regular bus service, doctors surgery, pharmacy and dentist. Plymouth is 9 miles away and Tavistock a similar distance making this an ideal commutable village on the edge of moorland.

OUTSIDE

The property is approached can be approached from either driveway off Elford Park or a pedestrian gate from Meavy Lane. Elford Park is a private no through road and is nicely secluded. Double gates open onto the tarmac drive leading to the garage and the rear porch. The garden extends on the southern elevation and around to the front entrance door with paved areas and lawn. The property is boarded by fencing, wall and dense shrubs.

SERVICES

Mains electricity, mains gas, mains water and mains drainage.

OUTGOINGS

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 along Meavy Lane beside our Mansbridge Balment office and turn right into Elford Park. The driveway for the property will be found on the right with double gates and a 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

HALLWAY

26' 9" x 6' 0" (8.15m x 1.83m)

SITTING ROOM

18' 0" x 12' 0" (5.49m x 3.66m)

DINING ROOM

11' 0" x 9' 7" (3.35m x 2.92m)

KITCHEN/BREAKFAST ROOM

11' 0" x 9' 7" (3.35m x 2.92m)

BEDROOM ONE

13' 7" x 12' 0" (4.14m x 3.66m)

BEDROOM TWO

15' 8" x 9' 7" (4.78m x 2.92m)

BATHROOM

7' 7" x 6' 0" (2.31m x 1.83m)

PORCH

4' 0" x 20' 4" (1.22m x 6.2m)

GARAGE

15' 0" x 19' 3" (4.57m x 5.87m)

FIRST FLOOR

BEDROOM THREE

22' 6" x 13' 4" (6.86m x 4.06m)

BEDROOM FOUR

14' 0" x 10' 0 (max)" (4.27m x 3.05m)

SHOWER ROOM

6' 0" x 5' 5" (1.83m x 1.65m)

LOFT ROOM

19' 10" x 9' 5" (6.05m x 2.87m)





EPC RATING 52 Band E

Y4537

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TAVISTOCK · YELVERTON · BERE PENINSULA
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