



YELVERTON Offers Over £325,000



4



2





# Trillium, Meavy Lane, Yelverton, PL20 6AJ

#### <u>SITUATION AND DESCRIPTION</u>

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 and 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)











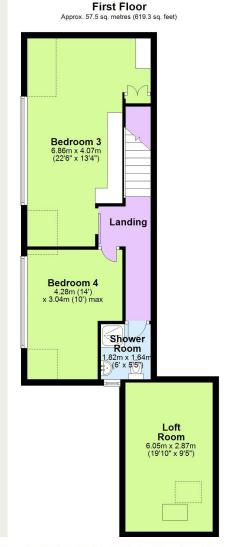
**EPC RATING 52 Band E** 

Y4537

THE ROUNDABOUT · YELVERTON· DEVON · PL20 6DT Tel: 01822 855055

E: yelverton@mansbridgebalment.co.uk





FLOOR PLAN DISCLAIMER These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright ©

Mansbridge Balment 2019

Plan produced usino PlanUo.



TAVISTOCK · YELVERTON · BERE PENINSULA OKEHAMPTON · LONDON MAYFAIR

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.