



mansbridgebalment

YELVERTON

£450,000



View from the garden



# **1 COX TOR CLOSE**

**Yelverton, PL20 6BH**

A well presented family home situated close to the village centre and the open moors.

4/5 Bedrooms

Landscaped Tiered Gardens

Lovely View

Tandem Garage

**£450,000**



**The Roundabout  
Yelverton  
Devon  
PL20 6DT**

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4/5



2/3



2



The Property  
Ombudsman

## SITUATION AND DESCRIPTION

This well presented family home is situated a short walk from Yelverton village centre and the open moors. Built in the late 1970's this 4/5 bedroom home benefits from a landscaped tiered garden from which lovely views to the distant moorland can be enjoyed. Internally the property is spacious and light with a wonderful conservatory at the rear ideal for open plan living but can be separated if required. Outside, there is a tandem garage with a utility area, off road parking for two vehicles and front, side and rear gardens.

Inside, the accommodation benefits from a light reception hall, study/bedroom 5, cloakroom, sitting/dining room with interconnecting door to garage and folding doors to the conservatory. The conservatory offers remote controlled velux windows which close automatically should it rain and opens into the kitchen which allows for sociable cooking and entertaining. To the first floor there are four bedrooms, the master benefitting from an en suite shower room and a family bathroom. There is access on the landing to the loft which has a ladder, light and is boarded.

The south facing gardens are a particular feature as they allow plenty of space for a keen gardener to enjoy whilst also having various seating areas to enjoy the lovely surroundings. From the upper level of the garden there are beautiful views of Dartmoor. Accessed from the conservatory, there is also a pedestrian door from the garage and a wooden gate at the side. We would highly recommend a viewing of this very well cared for home to appreciate all it has to offer and the convenient situation it enjoys.

## 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:

PVCu double glazed entrance door to:

### **PORCH**

8' 5" x 2' 11" (2.57m x 0.89m)

PVCu double glazed window to front; low sill; wooden flooring; internal window to study.

Wooden entrance door to:

### **STUDY**

12' 0 (into alcove)" x 11' 7 (max)" (3.66m x 3.53m)

PVCu double glazed windows to front and side; radiator.

### **CLOAKROOM**

4' 3" x 4' 10" (1.3m x 1.47m)

Radiator; obscure PVCu double glazed window to side; low level w.c; pedestal wash hand basin; tiled splashbacks; tiled floor.





#### **SITTING/DINING ROOM**

25' 5 (max)" x 12' 3" (7.75m x 3.73m)

Internal door to garage; PVCu double glazed large window to front; deep sill; gas fire with hearth and mantle over; 2 radiators; triple folding doors to:

#### **CONSERVATORY**

21' 1" x 8' 10 (to radiator cover)" (6.43m x 2.69m)

Tiled floor; 2 radiators; 3 Velux electric remote windows; PVCu double glazed window to rear garden; PVCu French doors to garden; opening to:

#### **KITCHEN**

9' 10" x 12' 7" (3m x 3.84m)

Range of fitted cupboards and roll top work surfaces; one and a half bowl stainless steel sink and drainer; breakfast bar area with space for washing machine; under space for fridge/freezer and dishwasher; wine rack; space for gas Rangemaster 110 cooker and hood.



#### **FIRST FLOOR**

PVCu double glazed long window on half landing.

#### **LANDING**

Doors off; loft access; airing cupboard; with Worcester Greenstar 8000 Life combi boiler (fitted February 2020 with Ten Year Warranty).

#### **BEDROOM FOUR**

8' 1" x 10' 3" (2.46m x 3.12m)

PVCu double glazed window to garden; radiator.

#### **BATHROOM**

6' 8" x 7' 1" (2.03m x 2.16m)

Obscure PVCu double glazed window to side; white suite; panelled bath with Ivory Tub shower over and mixer tap; low level w.c; pedestal wash hand basin; heated towel rail; mirror; cupboard.



#### **BEDROOM TWO**

12' 5 (max)" x 13' 3" (3.78m x 4.04m)

PVCu double glazed window to garden; radiator.

#### **BEDROOM ONE**

12' 1" x 12' 5 (max)" (3.68m x 3.78m)

PVCu double glazed window to front; radiator; door to:

#### **ENSUITE**

8' 9 (into shower)" x 2' 10" (2.67m x 0.86m)

Tiled walls; pull light switch; step up into tiled shower cubicle with mixer shower; low level w.c; pedestal wash hand basin; shower point.

#### **BEDROOM THREE**

8' 8 to wardrobes" x 8' 11" (2.64m x 2.72m)

PVCu double glazed window to side; fitted mirror wardrobes; radiator.



**OUTSIDE**

**INTEGRAL TANDEM GARAGE/UTILITY**

30' 0" x 10' 0" (9.14m x 3.05m)  
Remote sensor roller door; utility area with sink; space for washing machine, tumble dryer, freezer and fridge/freezer; worktops; power points and lighting; eaves storage; PVCu double glazed window and door to the rear. Cold water tap to the front of the garage.

**GARDEN**

The property is approached from a brick paved driveway which provides parking for several cars in front of the tandem integral garage. The driveway is flanked by an attractive front garden and lawn which extends to the side entrance and pedestrian gate into the rear garden. The rear garden has a southerly aspect, has been beautifully landscaped and offers areas for seating which enjoy views over the surrounding moorland. There is a level terrace next to the French doors from the garden which ideal for BBQ's and outdoor entertaining. The garden has solid sleeper steps up to lawn areas which have planted with colourful flowers and shrubs along with a water feature. There is a walled boundary which makes the garden secure for children and pets. There is a sturdy garden shed and access to the garage which is ideal for storage etc. To the front of the garage next to the driveway is a cold water tap which is ideal for watering or washing the car.

**SERVICES**

Mains water, gas, electricity 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 towards Horrabridge and turn right into Grange Road. Take the first turn on the left hand side into Cox Tor Close and the property will be found immediately on your left.

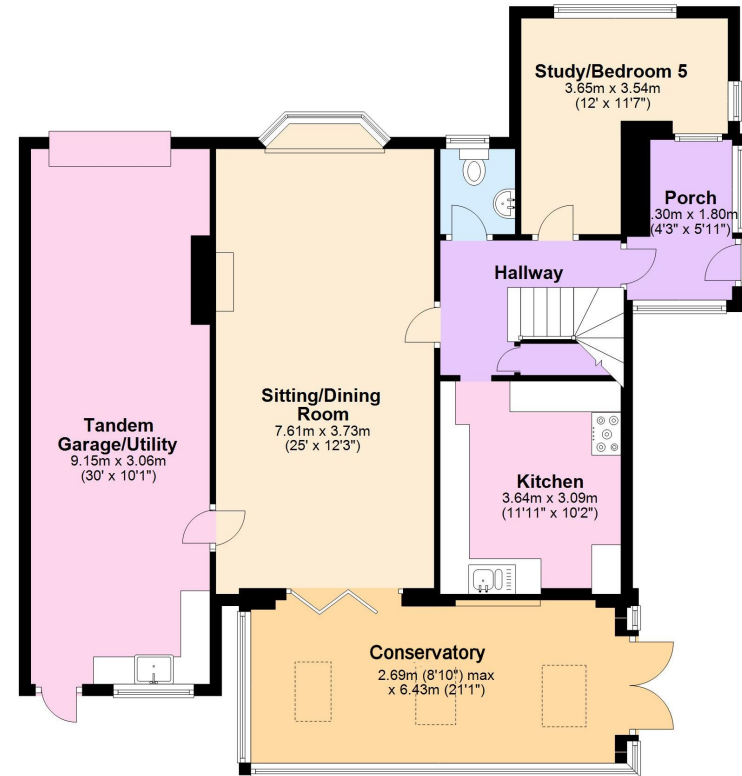
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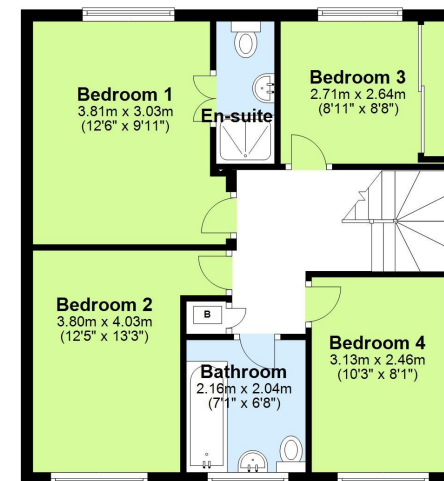




## Ground Floor



## First Floor





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*\* PL19, PL20, EX20*

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