



mansbridgebalment

YELVERTON OIEO £400,000



HOUSE MARTINS

Harrowbeer Lane, Yelverton PL20 6EA

*Enjoying elevated views, an individual detached house
within walking distance of village amenities*

Requires Updating & Refurbishment

Four Bedrooms

Approx 0.25 Acre Garden with Vista

Integral Garage. Driveway Parking

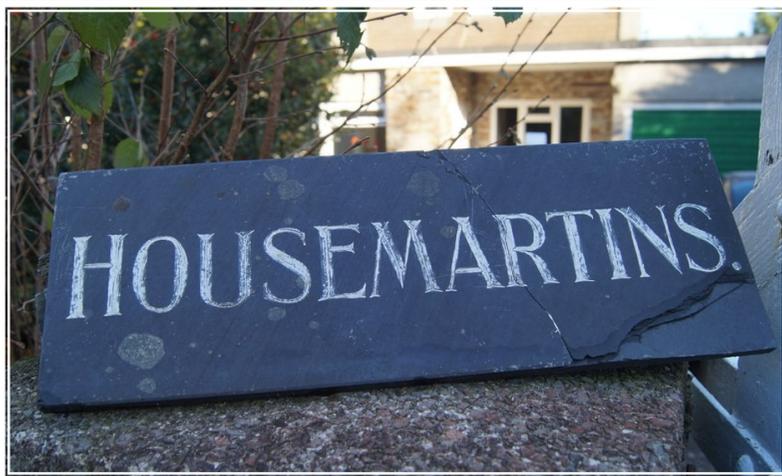
No Onward Chain

OIEO £400,000



**The Roundabout
Yelverton
Devon
PL20 6DT**

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SITUATION AND DESCRIPTION

An individual detached house requiring updating and refurbishment with no onward chain, located on the edge of Yelverton in the Dartmoor National Park, with elevated views over fields and open moorland. The vista and garden are a particular feature and the garden extends on a mainly level plot of approximately 0.25 acres. The rear garden is mainly laid to lawn with established attractive shrubs, bushes and trees providing privacy and shelter. To the front is a gated driveway leading to the integral double garage and flanked by a mature front garden with further trees and bushes. The property also offers the benefit of a restricted head height cellar which is accessed from the side elevation and is ideal for storage and maintenance.

We understand the property was built in the 1970s with mains gas central heating, PVCu double glazing and potential for being a fine family home. The home offers two ground floor shower rooms, one of which was added to create a useful en-suite off a room which was used as a bedroom but is originally the dining room of the property. The accommodation comprises porch, hallway, sitting room, kitchen, dining room (currently a bedroom) utility room and two shower rooms. To the first floor is a landing, four bedrooms and a bathroom. The bedroom at the rear of the house and the bathroom have excellent elevated views over the garden and views.

The property is walking distance to amenities in Yelverton which include supermarket, doctors surgery, pharmacy, dentist, petrol station, garages, cafes, deli, The Rock Inn and further shops. There is also an excellent bus service to Plymouth, Tavistock and surrounding areas. The open moors are in easy reach making the house ideal for those who enjoy outdoor pursuits where there is also a cycle path called the Drakes Trail. Plymouth and Tavistock are approximately 9 miles from Yelverton and Exeter is around 50 minutes by road.





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:

PORCH

ENTRANCE HALL

LIVING ROOM 23' 3" x 11' 8" (7.09m x 3.56m)

DINING ROOM 13' 11" x 9' 2" (4.24m x 2.79m)

SHOWER ROOM ONE

KITCHEN 12' 8" x 8' 7" (3.86m x 2.62m) maximum

UTILITY 13' 10" x 11' 9" (4.22m x 3.58m) maximum

SHOWER ROOM TWO

INTEGRAL GARAGE 17' 10" x 14' 6" (5.44m x 4.42m)

FIRST FLOOR:

LANDING

BEDROOM ONE 14' 10" x 11' 6" (4.52m x 3.51m)

BEDROOM TWO 11' 7" x 11' 4" (3.53m x 3.45m) maximum

BEDROOM THREE 13' 10" x 9' 3" (4.22m x 2.82m)

BEDROOM FOUR 10' 11" x 8' 8" (3.33m x 2.64m) maximum

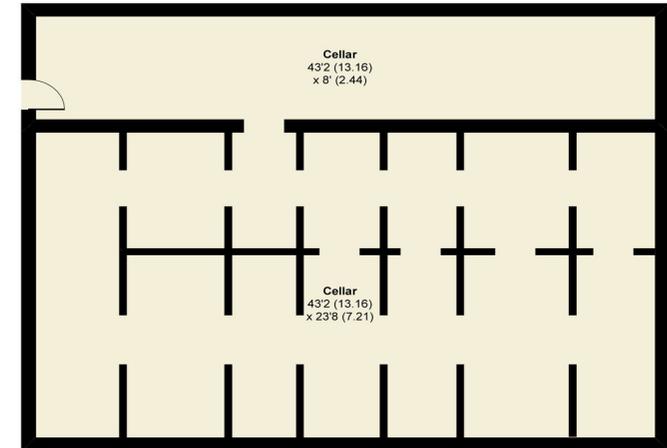
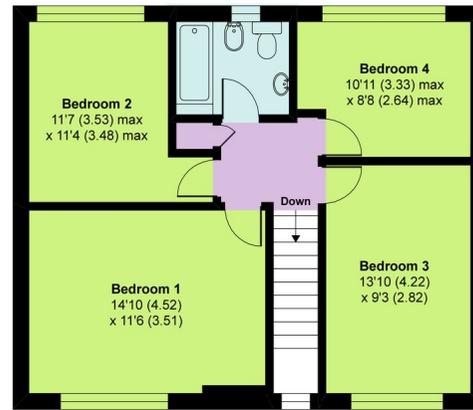
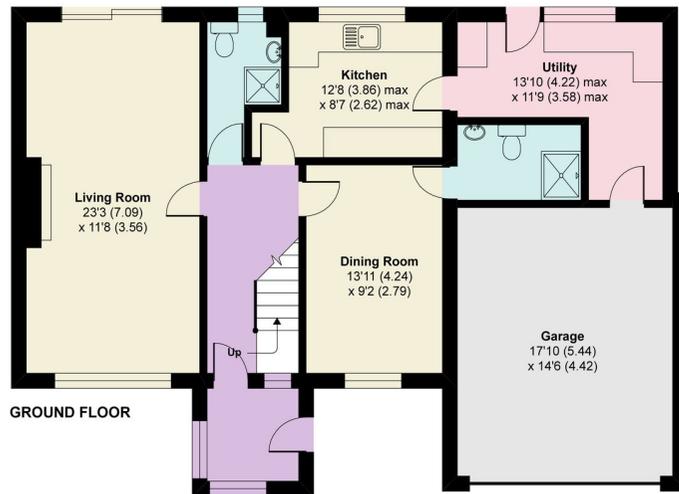
BATHROOM

LOWER GROUND FLOOR:

CELLAR ONE 43' 2" x 8' (13.16m x 2.44m) Restricted head height

CELLAR TWO 43' 2" x 23' 8" (13.16m x 7.21m) Restricted head height





Approximate Area = 3194 sq ft / 296.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Mansbridge & Balment. REF: 682128

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 the Yelverton office proceed through the car park to the main road crossroads. Continue straight ahead into Harrowbeer Lane and follow the road down the hill. The property will be found after passing the Harrowbeer Country House Hotel, on the right, just before the turning for Grange Road and marked by a Mansbridge Balment board.

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* **PL19, PL20, EX20**

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