



mansbridgebalment

YELVERTON

OIEO £550,000



GREY GABLES

2 Clonway, Yelverton, PL20 6EQ

A well-proportioned detached family home in a cul-de-sac location and situated approximately half a mile from the village centre and its amenities.

Four Bedrooms - One Ensuite

Three Reception Rooms

Double Garage and Driveway Parking

Views Towards Dartmoor

OIEO £550,000



**The Roundabout
Yelverton
Devon
PL20 6DT**

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SITUATION AND DESCRIPTION

Situated on the edge of Yelverton in a cul-de-sac with views towards the nearby western slopes of Dartmoor, a well-proportioned detached house with enclosed gardens and double garage. The house is approximately half a mile from Yelverton village centre, where facilities include a supermarket, butcher, hairdresser, garage, post office, cafe, and delicatessen together with public house and estate agency.

Requiring a little updating, the accommodation includes three reception rooms, kitchen and cloakroom on the ground floor which connects to the double garage. The first floor includes four bedrooms (master with ensuite shower room) and bathroom.

Outside space includes front garden incorporating driveway to the garage and enclosed good-sized rear gardens with lawned area and mature shrubs and trees

The majority of windows are double-glazed and there is gas-fired central heating. The property is being sold with the benefit of 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:

ENTRANCE HALL

STUDY

11' 6" x 11' 5" (3.51m x 3.48m)

LIVING ROOM

17' 9" x 10' 10" (5.41m x 3.3m)

DINING ROOM

10' 10" x 9' 10" (3.3m x 3m)

KITCHEN

11' 10" x 9' 10" (3.61m x 3m)





UTILITY

CLOAKROOM

GARAGE

17' 2" x 17' 0" (5.23m x 5.18m)

FIRST FLOOR

LANDING

BEDROOM ONE

15' 11" x 11' 9" (4.85m x 3.58m)

BEDROOM TWO

12' 7" x 10' 10" (3.84m x 3.3m)

BEDROOM THREE

10' 9" x 9' 9" (3.28m x 2.97m)

BEDROOM FOUR

9' 10" x 9' 8" (3m x 2.95m)

ENSUITE SHOWER ROOM

BATHROOM

SEPARATE WC



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

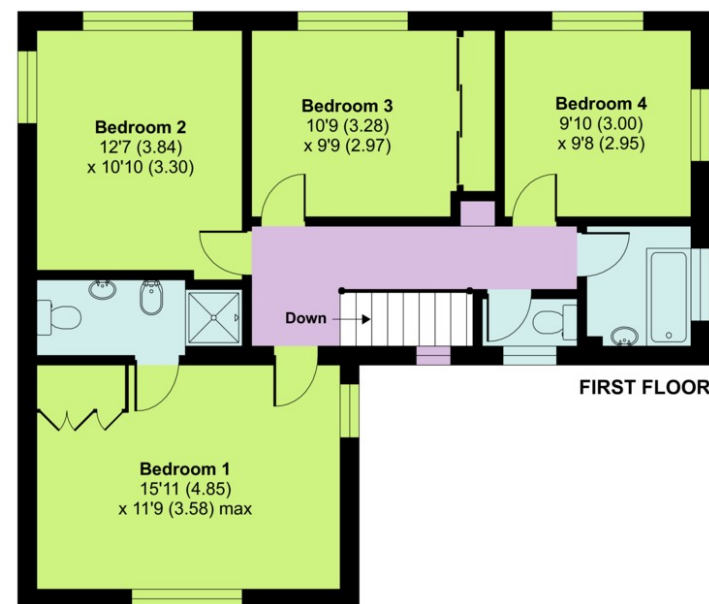
From Yelverton centre follow the A386 towards Tavistock. Passing the turning to 'Leg O'Mutton' on the left-hand side, the turning for Clonway is next on the right-hand side. Follow the road around to the right and the property will be found after a short distance on the right-hand side.



Clonway, Yelverton, PL20

Approximate Area = 1910 sq ft / 177.4 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: 797398

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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
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*** PL19, PL20, EX20**