



mansbridgebalment

YELVERTON

£650,000





SOUTHGATE

Southella Road, Yelverton, PL20 6AT

A detached bungalow conveniently located
close to local amenities.

3 Bedrooms

Plot of Approximately $\frac{2}{3}$ Acre

Raised Sun Terrace

Garage/Utility

£650,000



**The Roundabout
Yelverton
Devon
PL20 6DT**

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

Located in one of the most prestigious roads in Yelverton and enjoying arguably one of the best views the village has to offer, the bungalow is conveniently situated a short walk from the shops/ amenities, doctors, hotel/bar and bus routes. This desirable detached bungalow, which we understand was built in 1972, has been thoughtfully extended in 2012 creating a beautiful kitchen/dining/living room which has views out to the vista. The property has also undergone further renovations which are to a high standard in recent years. We have also been advised that the loft space does offer potential for conversion with relevant approval. The property stands in a plot/garden of approx. 2/3 acres with lawns, raised sun terrace, established shrubs and plants and a large stone chipping driveway providing a sizeable off road parking area for several cars along with space for a motorhome etc . The home is warmed by a recently installed wood burning stove in the sitting room, mains gas central heating (boiler installed 2011) along with a PVCu double glazed windows (installed 2011) and further insulation measures, all of which combine to create a very comfortable home. The accommodation comprises of reception dining hall, cloakroom, store, sitting room, drawing room, kitchen/dining/living room, inner hall, bathroom with separate shower cubicle, master bedroom and two guest bedrooms. Outside there is an attached garage with utility area.

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:

Open storm porch leading to a solid wood entrance door into:

RECEPTION HALL

16' 2" x 12' 4" (4.93m x 3.76m)

PVCu double glazed windows to front garden; radiator; useful storage cupboard measuring 4'8" x 3'0"; alarm pad; opening to inner hall and doors off.

CLOAKROOM

6' 10" x 3' 6" (2.08m x 1.07m)

Low level w.c; pedestal wash hand basin; inset spotlights; extractor fan; towel rail.

SITTING ROOM

17' 6" x 15' 3" (5.33m x 4.65m)

Dual aspect PVCu double glazed windows to the views and gardens; feature fireplace with a Yeoman woodburning stove; T.V. point; 2 radiators.

DINING ROOM

17' 6" x 13' 0" (5.33m x 3.96m)

Dual aspect PVCu double glazed windows to gardens; radiator; telephone point; T.V. point; currently used as a snug/ study with scope as a fourth bedroom.





KITCHEN/DINING/LIVING ROOM

23' 0" x 20' 0 (max)" (7.01m x 6.1m)

Stunning room with picture PVCu double glazed windows and 2 French doors out to the gardens and principal views; bespoke fitted kitchen cupboards and drawers with self closing feature; polished granite worktops; island area with further cupboards/drawers and granite worktops; ceramic sink with mixer tap; Rangemaster Induction range cooker with extractor hood over; Baumatic microwave oven; space for American style fridge/freezer; limestone tiled floor; 2 radiators; larger cupboard; space for dishwasher; doorway to inner hall.

INNER HALL

17' 7" x 3' 10" (5.36m x 1.17m)

Heating controls; room thermostat; doors off.

BATH/SHOWER ROOM

11' 10" x 8' 10" (3.61m x 2.69m)

Obscured PVCu double glazed windows; bespoke shutters; freestanding roll top bath; double shower cubicle; low level w.c; pedestal wash hand basin; heated towel rail and radiator; loft access; airing cupboard housing hot water cylinder; inset spotlights



MASTER BEDROOM

15' 0" x 12' 0 into fitted wardrobes" (4.57m x 3.66m)

PVCu double glazed window to the views and garden; 2 fitted double wardrobes; radiator

BEDROOM TWO

13' 0" x 13' 0 into fitted wardrobes" (3.96m x 3.96m)

PVCu double glazed window to the front garden; 2 fitted double wardrobes; radiator.

BEDROOM THREE

12' 0" x 9' 10" (3.66m x 3m)

PVCu double glazed window to the views and garden; radiator; space for double wardrobe and chest of drawers.



OUTSIDE

The property is approached from a sizeable driveway which opens to a parking area for several vehicles flanked by planted borders and the front garden which in turn leads on to the entrance porch. To the rear of the bungalow is the attached garage. There is also ample room for a further detached garage to be built in the grounds if required (with relevant planning approval). The garden extends in a southerly direction with seating areas and a raised sun terrace. The main garden is mainly laid to lawn and backs onto fields and other surrounding gardens. The front garden has been landscaped with stone chippings and pathways which provide an attractive approach to the entrance door. We understand the entire plot is approx. 2/3 of an acre.

GARAGE/UTILITY

22' 0" x 11' 11" (6.71m x 3.63m)

Metal up-and-over door; pedestrian door and window; worktops and cupboards; plumbing for washing machine; space for tumble dryer; site of Worcester 430i boiler (mains gas); power points and lighting.

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 the Dousland Road for a short distance and turn right into Kirkella Road. Follow this road until the road bends to the right and becomes Southella Road. The property will be found on the left with a name plaque on the gate post.

EPC Rating t68 Band D

Y4343





TOTAL APPROX. FLOOR AREA 197.0 SQ.M. (2120 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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*** PL19, PL20, EX20**

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