



mansbridgebalment

YELVERTON

£535,000



BANKSIDE

Harrowbeer Lane, Yelverton PL20 6EA

*Recently modernised to provide a light, spacious contemporary home
with superb rear aspect views*

Adaptable Accommodation

Four/Five Bedrooms - Master with Ensuite & Balcony

Open Plan Living/Dining/Kitchen Area

Sitting Room with Vaulted Ceiling & Feature Fireplace

Garden with Patio

Integral Garage & Driveway Parking

No Chain

£535,000



**The Roundabout
Yelverton
Devon
PL20 6DT**

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

An individual four/five bedroom detached house, built we understand in the 1970s and then later extended, creating a sizeable living space enjoying one of the best rear aspect views in Yelverton.

This house has undergone recent renovations which have enhanced the property. The property has several architectural elements which enhance appeal, including a large open plan living/dining/kitchen with a sizeable self-cleaning skylight showering light into the space and a large vaulted ceiling sitting room with feature fireplace.

The property is approached from a front driveway allowing parking for several cars in front of the single integral garage with new roller door. A particular feature is the rear garden which extends to a good size and backs onto fields. There is also a greenhouse with power and several areas to sit and enjoy the vista.

The accommodation comprises porch, reception hall, WC/shower room, open plan living/dining/kitchen area, conservatory, sitting room, utility/boot room with a door to the garage, family room/bedroom and study. The family room/bedroom offers scope as a downstairs bedroom with the study potentially being converted into an en-suite. To the first floor is a spacious landing, family bathroom, master bedroom with en-suite and balcony and three further bedrooms. Bedroom five also has potential to be a dressing room next to the master bedroom, if required.

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

Glazed door with side window pane to

ENTRANCE PORCH

Door to

ENTRANCE HALL

Door to coat cupboard; opening to reception hall; door to

SHOWER ROOM

Low level wc; wall hung wash hand basin; obscure double glazed window to front; radiator; tiled shower cubicle with Aqualisa Aquastyle electric shower over; spotlights.

RECEPTION HALL

Stairs to first floor; radiator; door to storage cupboard; doors off; opening to:





OPEN PLAN DINING/RECEPTION AREA:

RECEPTION AREA

11' 7" x 7' 7" (3.53m x 2.31m)

Engineered oak flooring; triple glazed rooflight; openings to kitchen, sitting room and

DINING AREA

12' 8" x 7' 11" (3.86m x 2.41m)

Tiled flooring; door to kitchen; sliding doors to:

CONSERVATORY

10' 4" x 7' 1" (3.15m x 2.16m)

Tiled flooring; double glazed windows and door to rear garden.

KITCHEN

16' 11" x 9' 10" (5.16m x 3m)

Double glazed window overlooking rear garden; stainless steel sink and drainer with mixer tap; worktops with base and eye level units; space for gas cookmaster oven with seven ring hob; extractor fan; space for fridge and dishwasher; door to

UTILITY ROOM

10' 5" x 4' 10" (3.18m x 1.47m)

Site of floor mounted Ideal Mexico boiler; space and plumbing for washing machine; door to garage.

Opening and door from reception/dining area to

SITTING ROOM

16' 11" x 16' 11" (5.16m x 5.16m)

Large double glazed window to rear; two radiators; open fire set in stone surround with slate hearth.

RECEPTION/BEDROOM THREE

16' 9" x 12' 10" (5.11m x 3.91m) maximum measurements.

Double glazed window to front; radiator; door to

STUDY/DRESSING ROOM

8' 10" x 6' 9" (2.69m x 2.06m)

Double glazed window to front; radiator.

FIRST FLOOR

LANDING

Large window to rear with moorland views; door to airing cupboard housing hot water cylinder and shelving; further storage cupboard; loft access; doors off.

MASTER BEDROOM

15' 8" x 9' 9" (4.78m x 2.97m)

Double glazed door to balcony and view over rear garden; radiator; door to

ENSUITE

Double glazed window to side; low level wc; pedestal wash hand basin; shaver point; tiled walls; tiled shower cubicle with electric shower;



DRESSING ROOM/BEDROOM

9' 9" x 6' 0" (2.97m x 1.83m)

Double glazed window to front; radiator.

FAMILY BATHROOM

Double glazed window to front; wash hand basin set in vanity unit with cupboards under; shaver point; low level wc; panelled bath with shower over; part tiled walls.

BEDROOM TWO

16' 9" x 9' 6" (5.11m x 2.9m)

Double glazed window to front; radiator; loft access.

BEDROOM FOUR

10' 2" x 8' 2" (3.1m x 2.49m)

Double glazed window to front; radiator; built in cupboards.

OUTSIDE

The property is approached via a stone chipping driveway flanked by a secluded front garden. There is access to the back of the house along both elevations. The rear garden is mainly level and laid to lawn with interspersed flower beds and mature shrubs. A paved patio makes an ideal area for seating and enjoying the distant views over the landscape. At the bottom of the garden there are steps down a slope to the boundary which backs onto a field. There is also a sizeable greenhouse which offers mains power, making the garden ideal for those who enjoy planting and the growing of fruit and vegetables.

GARAGE

15' 5" x 10' 6" (4.7m x 3.2m)

Up and over roller door; power and light; site of fuse box; wall cupboards; internal door to utility room.

SERVICES

Mains water, gas, electricity and mains drainage.

OUTGOINGS

We understand this property is in band 'F' for Council Tax purposes.

VIEWING

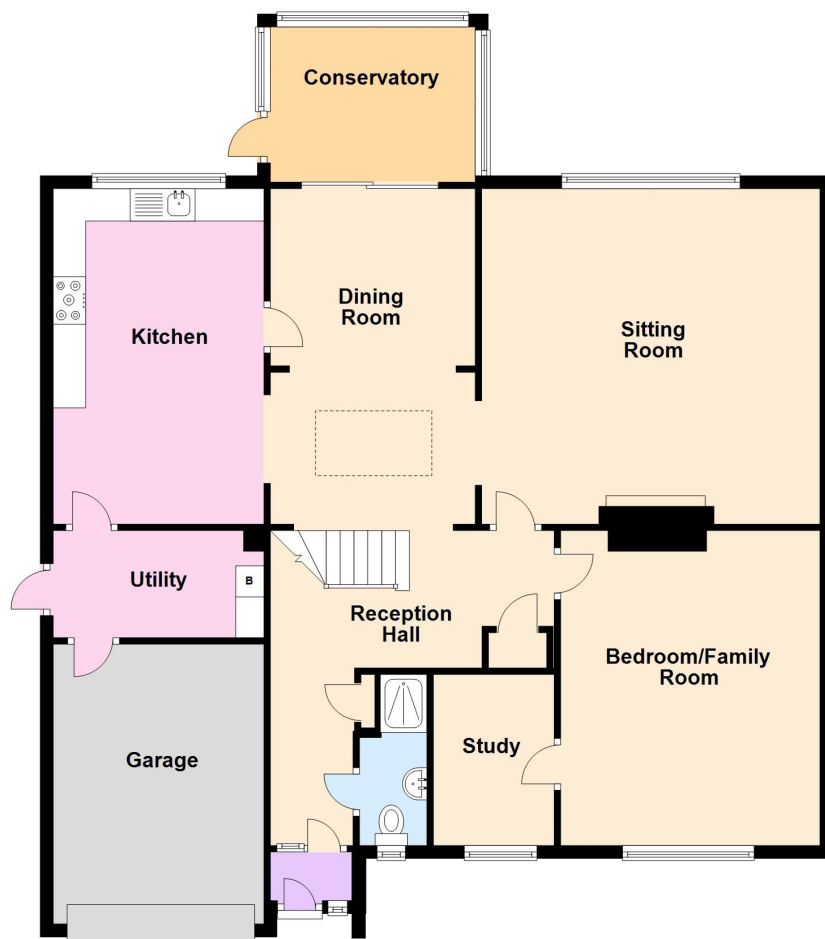
Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

DIRECTIONS

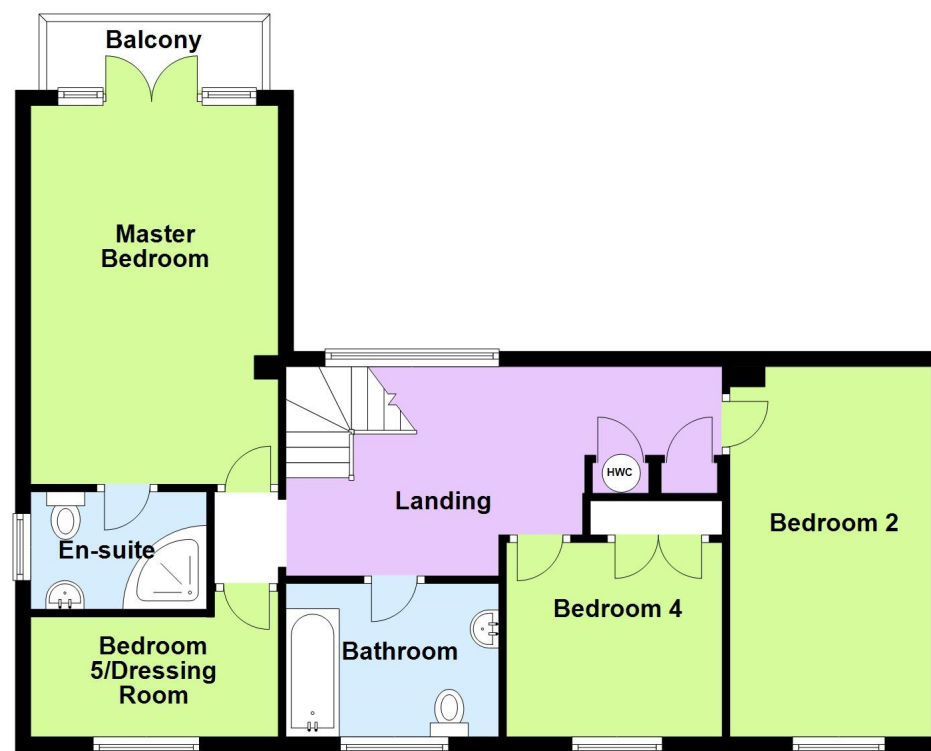
From our Yelverton office proceed through the car park and to the junction of the B3212 Dousland Road. Head straight across the road onto Harrowbeer Lane and follow the road down the hill. After passing the turning on the left for Grange Road the property will be found on the right marked by our For Sale sign.



Ground Floor



First Floor



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