



mansbridgebalment

YELVERTON

OIEO £525,000



PENWITHEN

Westella Road, Yelverton PL20 6AS

*Delightful detached property in a sought after location
within walking distance of local amenities*

Three Bedrooms

Three Reception Rooms

Generous and Predominantly Level Gardens

Detached Garage & Driveway Parking

Offers in Excess of £525,000



**The Roundabout
Yelverton
Devon
PL20 6DT**

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SITUATION AND DESCRIPTION

A delightful detached property located in one of Yelverton's most sought after locations.

Westella Road is within a few hundred yards, level walking distance of the amenities in Yelverton centre. These include doctors' surgery, butcher, supermarket, garage, hairdresser, post office, estate agent, public house and cafes. Regular bus services connect Yelverton with Tavistock (5 miles) and Plymouth City (10 miles). The village is one of the best served within Dartmoor National Park and its location makes it ideal for those seeking the leisure activities available here. It is a perfect base from which to explore the moors and valleys, and further into Cornwall with all it has to offer.

The property is detached and has accommodation arranged over two floors. This includes two ground floor bedrooms, each with dressing room, shower room and utility with WC also on the ground floor. The master bedroom is situated on the first floor and has a separate bathroom just across the landing, the latter including a study area.

There are separate sitting, living and dining rooms, together with a snug, a fitted kitchen and spacious hallway. The gardens are generously proportioned and generally level. Principally laid to lawn, they are bordered by mature hedges with trees. A gravelled driveway leads to the property with a detached garage situated to one side.





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

HALLWAY

KITCHEN

12' 5" x 7' 9" (3.78m x 2.36m)

LOUNGE

16' 11" x 11' 0" (5.16m x 3.35m)

SITTING ROOM

13' 2" x 11' 2" (4.01m x 3.4m)

DINING ROOM

13' 2" x 11' 2" (4.01m x 3.4m)

SNUG

BEDROOM TWO

10' 10" x 9' 2" (3.3m x 2.79m)

BEDROOM THREE

10' 10" x 8' 11" (3.3m x 2.72m)

SHOWER ROOM

UTILITY with WC

BATHROOM

FIRST FLOOR

LANDING

BEDROOM ONE

18' 4" x 16' 9" (5.59m x 5.11m)

BATHROOM

GARAGE

17' 9" x 8' 6" (5.41m x 2.59m)





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 roundabout, follow the signs for Princetown taking the first turning after the shopping centre towards The Rock Inn. Turn immediately left, passing the doctors' surgery on your right. Follow the road around to the right and the property will be found after a short distance on the right hand side.



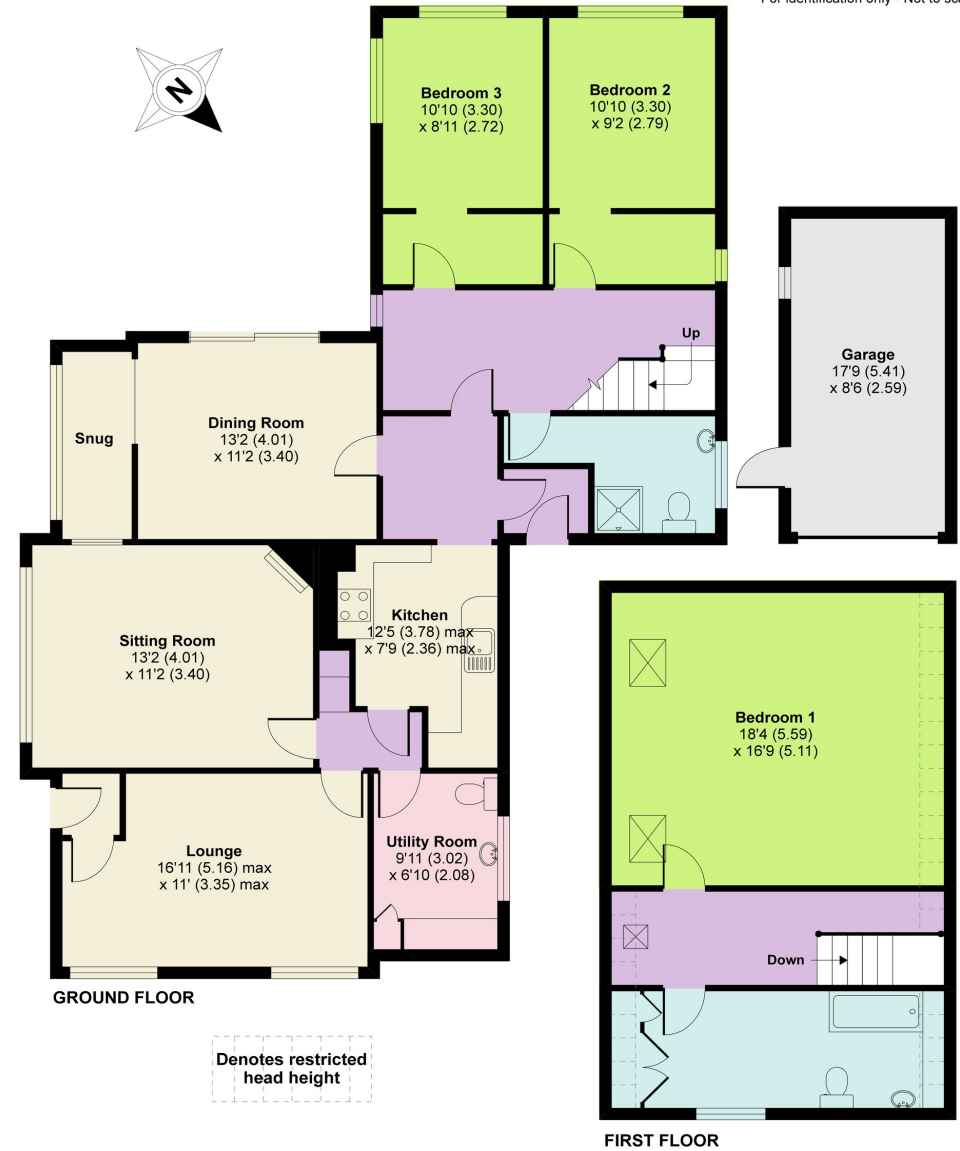
Westella Road, Yelverton, PL20

Approximate Area = 1969 sq ft / 182.9 sq m (includes garage)

Limited Use Area(s) = 52 sq ft / 4.8 sq m

Total = 2021 sq ft / 187.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Mansbridge & Balment. REF: 672236

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MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



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TAVISTOCK • YELVERTON • BERE PENINSULA
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*** PL19, PL20, EX20**

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