



Talisker







# Talisker

Meavy Bourne, Yelverton, Devon, PL20 6AR

Yelverton Parade 0.5 miles • Roborough Down 0.6 miles • Tavistock Town Centre 6.5 miles • Plymouth City Centre 10 miles (Derriford Hospital 6.5 miles) • Exeter (via A38) 47 miles

A bright, well-proportioned and highly adaptable home in a sought-after, private cul-de-sac location within Yelverton, offering five bedrooms, three bathrooms, three reception rooms, and colourfully planted front and rear gardens.

- Highly Flexible, Extended Family Home
- Up to Five Bedrooms, Three Bathrooms
- First-floor Balcony Enjoying Fine Views
- Colourful, Practical Front & Rear Gardens
- Freehold
- Very Bright, South-facing Aspect
- Three Reception Rooms, Conservatory
- Detached Double Garage and Driveway
- Close to Amenities and Open Moorland
- Council Tax Band: G

Guide Price £760,000

## Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | [tavistock@stags.co.uk](mailto:tavistock@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



## SITUATION

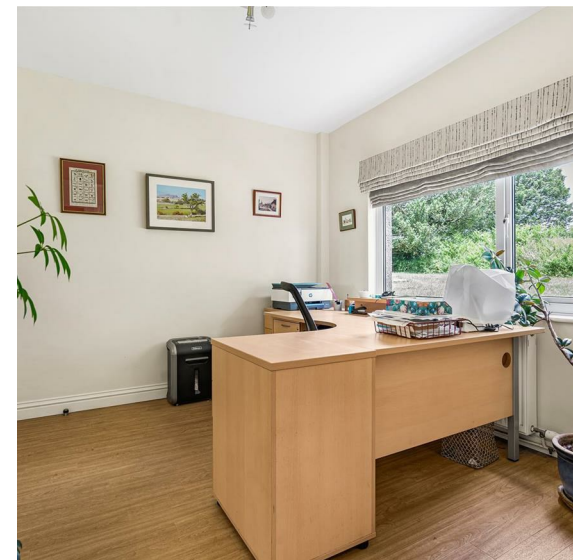
This superb detached home is situated in an exclusive, private cul-de-sac on the fringe of Yelverton, yet still within walking distance of the village's amenities, facilities and transport links. The property is within extremely easy reach of Plymouth and commutable distance of both Derriford Hospital and the city's schooling options, whilst also being only 6 miles from Tavistock. Open moorland is accessible just over half a mile away, at Roborough Down. Yelverton itself is an extremely popular and sought-after village on the fringe of Dartmoor National Park, providing an excellent range of day-to-day amenities, with the parade of shops featuring a mini-supermarket, local butchers, delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery, as well as a selection of eateries and a popular Free House, The Rock Inn. The area also has a good selection of schools and sports clubs, including golf, cricket, tennis and bowling. In all, Yelverton offers a very high standard of living with a wonderful sense of community.

## DESCRIPTION

This very bright, south-facing and energy-efficient (C-rated EPC) detached house was built, we understand, circa 1973 and has been a much-loved home to our client for over a decade, during which time it has seen considerable improvement and alteration. Remodelled and extended in previous years, the highly adaptable and well-proportioned accommodation provides up to five bedrooms, three bathrooms, three generous reception rooms, a conservatory and useful ancillary space, appealing to large and active families or those requiring home office or hobby space, with additional potential to create an annexe for a dependent relative. Externally, the house is complemented by attractively planted gardens, an open rear aspect, plus a good-sized driveway and double garage. At the front, fine countryside and woodland views are available, particularly from the principal bedroom's balcony. Overall, this is a superbly versatile and comfortable home offering quality and convenience in equal measure.

## ACCOMMODATION

The house is accessed directly into a bright and welcoming reception hallway. On the ground floor are: a generously-sized principal sitting room with two front-facing picture windows, built-in cupboards, and an inset gas fireplace (not currently in use); a good-sized dining room/office with patio doors leading to the rear garden; a stylish, contemporary kitchen; a boot room/utility with granite worktops and space for an upright fridge-freezer; a privately positioned conservatory, leading out to the rear garden; two further versatile ground-floor rooms, one of which is currently set up as a snug/TV room, whilst the other is a bedroom, and; a fully-tiled shower room.





The kitchen is equipped with an excellent range of tasteful cupboards and cabinets, plus a matching island with granite worktops, incorporating a 1.5-bowl stainless steel sink and drainer. Integrated appliances include twin Neff multifunction ovens, a Falcon five-ring gas hob with extractor over, and a full-height fridge-freezer.

On the first floor are three further bedrooms and the generously sized family bathroom, complete with both a double walk-in shower enclosure and an oval bath. Of the bedrooms, the largest has a dual aspect and access to a sizeable balcony, enjoying the attractive views, whilst the second is served by a fully tiled en-suite shower room. Between the principal and third bedrooms is a further room offering further versatility as a potential study, dressing room, games room or en-suite, subject to any necessary consents.

### OUTSIDE

To the front of the house is a tarmac driveway leading to the detached double garage, which has a remote-controlled up-and-over door, power and lighting, plus a timber tool and machinery shed. The front gardens are laid to lawn with well-stocked, colourful borders featuring azaleas, camellias and a Japanese acer, along with an apple and a pear tree. The rear garden is also laid to lawn and includes a paved patio beneath a timber pergola, adorned with clematis, a fruit and vegetable patch, a former chicken run and a 6'x8' greenhouse.

### SERVICES

All mains services connected. Gas-fired central heating. Two solar thermal panels contribute to the hot water. Superfast broadband is available. Good outdoor mobile service is available via all four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

### AGENT'S NOTE

Meavy Bourne is a private roadway. We understand that historic contributions towards its upkeep and maintenance have been made on an ad-hoc basis.

### VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendors' agents, Stags. The What3words reference is [///latched.cabs.spoil](https://www.what3words.com/#!/latched.cabs.spoil). For detailed directions, please contact the office.

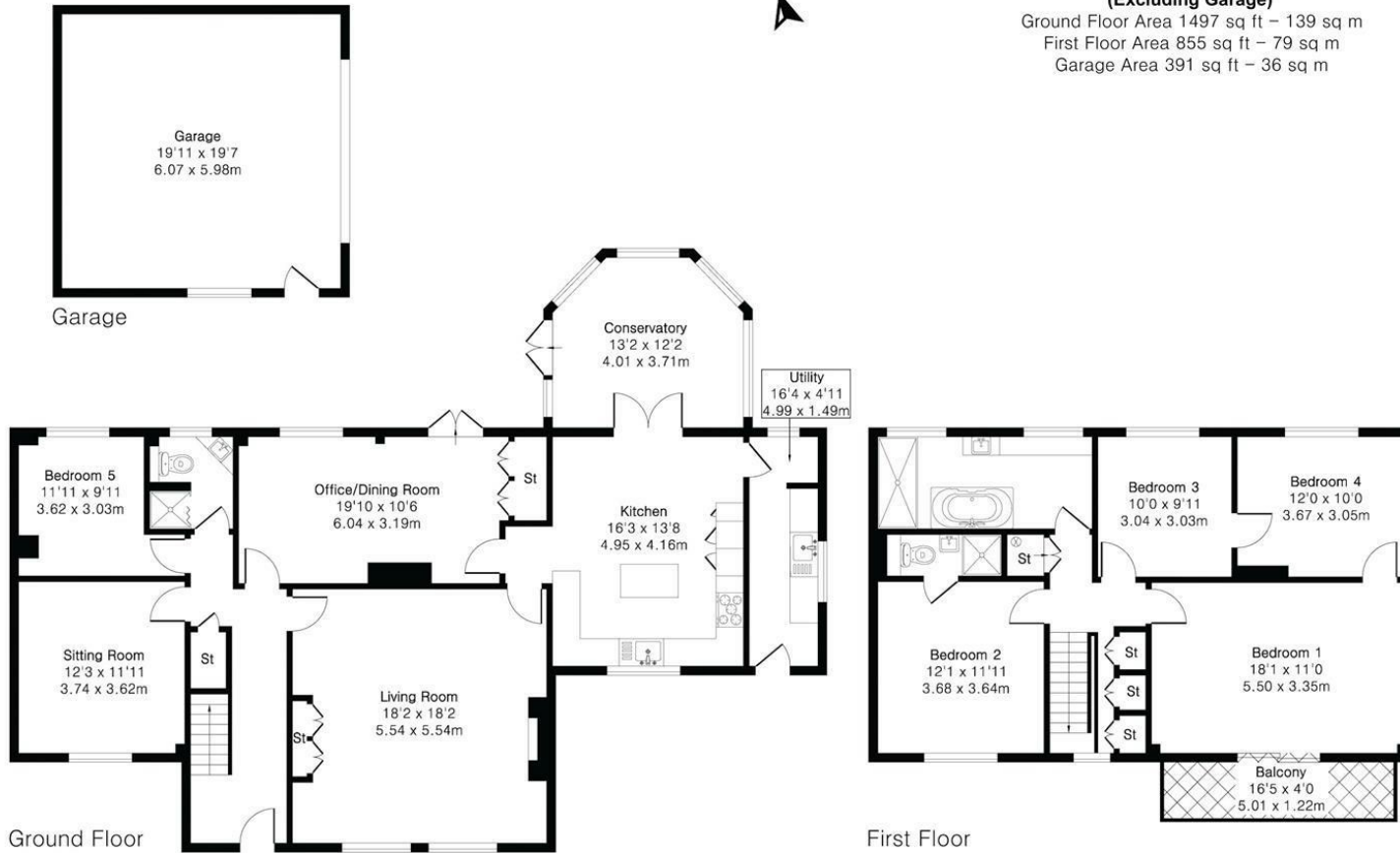


Approximate Gross Internal Area 2352 sq ft - 218 sq m  
(Excluding Garage)

Ground Floor Area 1497 sq ft - 139 sq m

First Floor Area 855 sq ft - 79 sq m

Garage Area 391 sq ft - 36 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

Rating	Score
A	92+
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Current Rating	Potential Rating
F	B

