

Deancroft

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Deancroft, North Road

Yelverton, Devon, PL20 6EE

Yelverton Parade 1 mile • Roborough Down 0.7 miles (200 yards on foot) • Tavistock Town Centre 5 miles • Plymouth City Centre 10.5 miles (Derriford Hospital 7 miles) • Exeter (via A38) 47 miles

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An individual, extended 2/3-bedroom bungalow in large gardens, 0.54 acres in all, offering excellent scope for renovation and remodelling, close to open moorland and enjoying spectacular, panoramic Dartmoor views.

- Detached Bungalow
- No Onward Chain
- Large Gardens and Additional Woodland
- Total Plot Size 0.54 Acres
- Freehold / Part Leasehold
- 3 Bedroom, 2 Reception, 1 Bathroom
- Incredible Panoramic Views of Dartmoor
- Extensive Parking and Attached Garage
- Close to Local Amenities and Moorland
- Council Tax Band: D

Guide Price £235,000

Stags Tavistock

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SITUATION

This property occupies a private and accessible position just outside of the desirable Dartmoor village of Yelverton, within a mile of the parade of shops, facilities and transport links, whilst Roborough Common is accessible within only 0.7 miles, or within 200 yards on foot. The property is within extremely easy reach of Plymouth (10.5 miles), and commutable distance of both Derriford Hospital (7 miles) and the city's schooling options, whilst the thriving market town of Tavistock is 5 miles to the north.

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 primary schools and, for the sports enthusiast, there are golf, cricket, tennis and bowling clubs. In all, Yelverton offers a very high standard of living with a wonderful sense of community.

DESCRIPTION

Offered to the market with no onward chain, this extended detached bungalow enjoys spectacular views across neighbouring countryside towards the western flanks of Dartmoor, and has been a much-loved home to our client over the past 15 years. The 3 bedroomed, 2-reception accommodation offers significant scope for remodelling, modernisation and potentially further extension, either outwards or upwards, subject to any necessary consents, allowing an incoming purchaser to create a home tailored to their own requirements. Of particular note are the established gardens, which predominantly extend away from the rear of the bungalow but also encompass a sizeable area of woodland to the front, forming part of a former railway cutting and taking the plot to 0.54 acres in total. The property further benefits from extensive parking and a semi-detached garage. Interested parties should note that the property is largely of single-skin construction.

ACCOMMODATION

The property is entered via a uPVC entrance porch from where the accommodation is comprised as follows: a reception room with built-in storage; a study/third bedroom; a WC/utility room with space for separate washing machine and drier; a central inner hallway; the extended sitting room, centred around a fireplace with log-burning stove; through sliding doors from the sitting room, a generously proportioned conservatory enjoying excellent privacy and spectacular views to Dartmoor; the kitchen, fitted with a very good range of cupboards and cabinets beneath roll-top work surfaces, incorporating a 1.5-bowl stainless steel sink and drainer, integrated Hotpoint electric oven, Samsung four-ring electric hob and extractor hood, built-in, fridge and separate freezer and space for a dishwasher; two double bedrooms, of which the larger is dual-aspect and enjoys the views, and the second has built-in storage, and; a contemporary bathroom fitted with an oval bath with shower attachment and separate corner shower enclosure.













OUTSIDE

To the front of the property is off-road parking for two vehicles, a semi-detached garage with power and lighting, and a further parking area opposite with space for a further three vehicles. Beyond this lies an area of private woodland, forming part of a former railway cutting, which would benefit from some structure and cutting back. The principal gardens are a particular highlight, encompassing a timber deck enjoying the magnificent views, a principal lawn which features a greenhouse and a - currently dry, previously-wildlife-rich - pond, and a lower garden formerly used for fruit and vegetable growing, which includes a dilapidated shed in a wonderful sheltered position suitable for tool storage. Around the gardens are a variety of specimen trees, shrubs and flowering plants, including apple, crab apple and cherry trees, camellias and an Acer griseum. There is a small tiered front garden flanking the entrance pathway.

SERVICES

Mains water and electricity. Oil-fired central heating (boiler installed 2020). Private drainage via a septic tank. Standard broadband is available. Good outdoor mobile voice/data service is available through all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

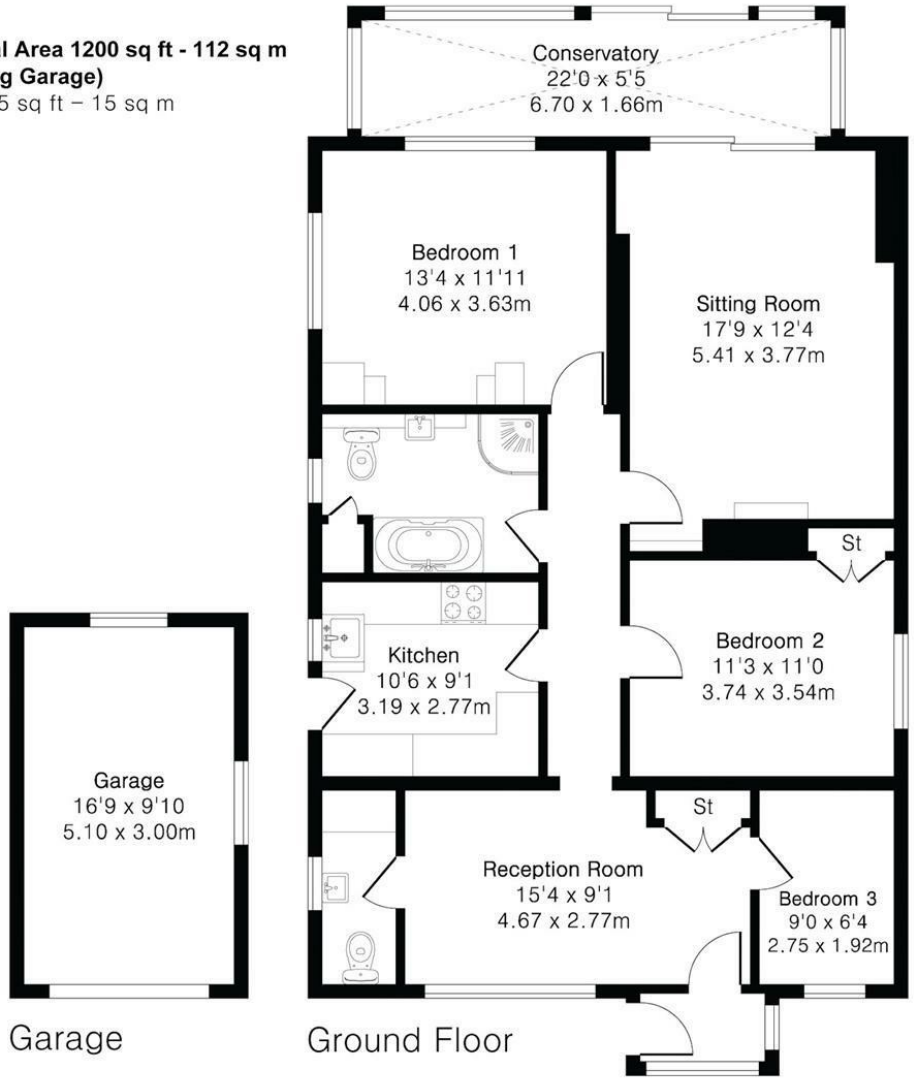
AGENT'S NOTES

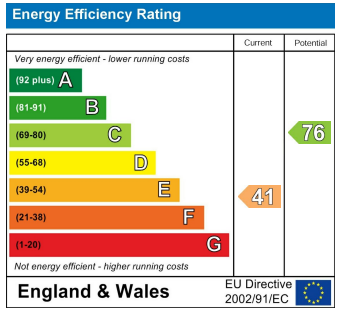
1. The property benefits from a right of way over a third-party private roadway from the public highway.
2. A number of the external walls are understood to be of single-skin construction. Interested parties are advised to make their own investigations regarding the availability of mortgage lending based upon their individual circumstances.
3. The woodland is held on two titles, of which one is Leasehold. The title to the bungalow is Freehold.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the sole agent, Stags. The What3words reference is ///emailed.tradition.keeps. For detailed directions, please contact the office.

Approximate Gross Internal Area 1200 sq ft - 112 sq m
(Excluding Garage)
Garage Area 165 sq ft – 15 sq m





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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.










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