



YELVERTON

O.I.E.O. £310,000

Spacious, End-Terraced 3 Bedroom Home

 3 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: B (83)

  
MILLER  
TOWN & COUNTRY



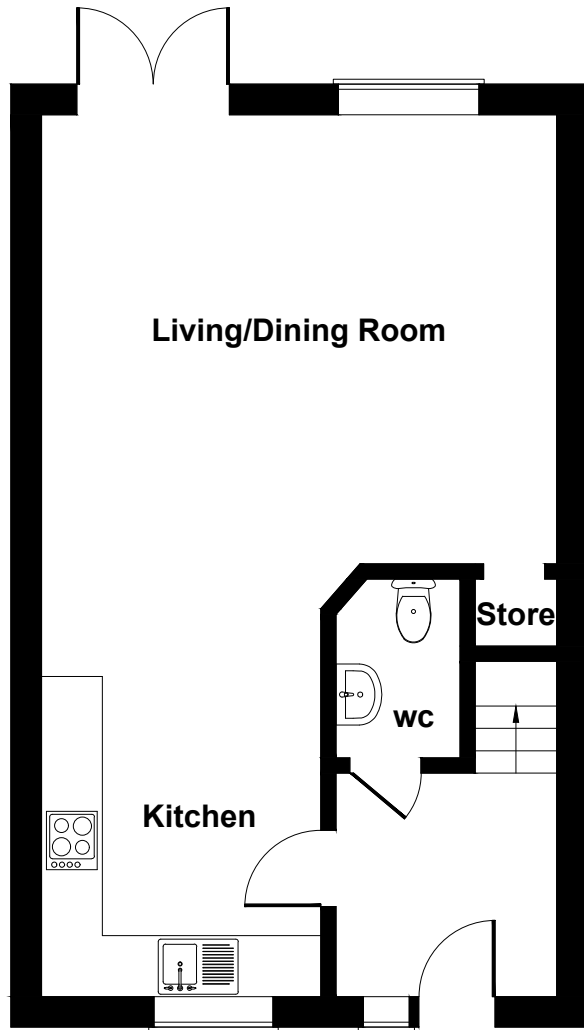
- » Large Corner Plot
- » Spacious Open-Plan Living Space
- » Modern Kitchen
- » Downstairs WC
- » Three Double Bedrooms
- » Bathroom
- » Secure Rear Garden
- » Two Allocated Parking Spaces

## The Property

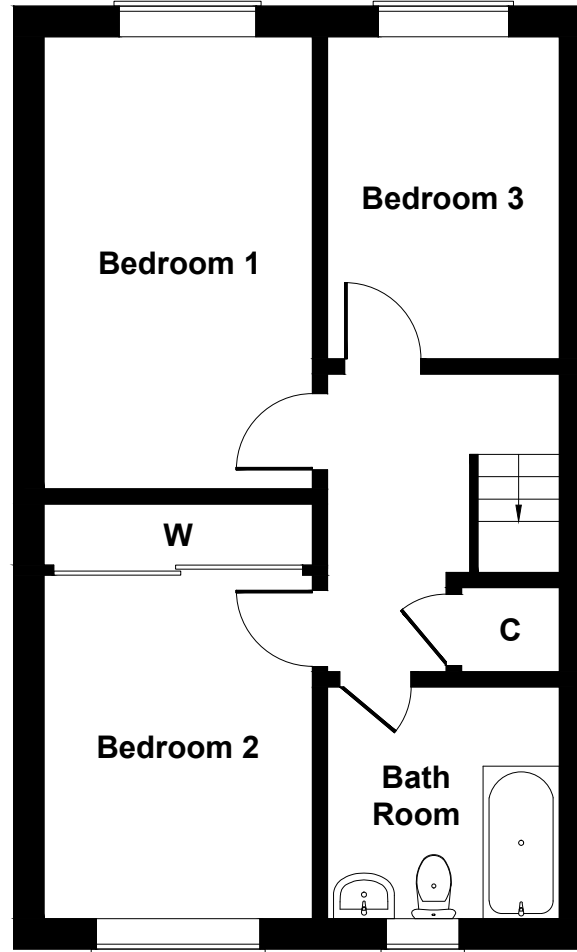
Sit in a corner plot at the end of a quiet cul-de-sac, this end terrace house offers deceptively spacious accommodation throughout. You are firstly welcomed into a large hallway with an all-important downstairs WC easily accessible from the front door. The modern kitchen overlooking the front opens to a large living room/dining room with French windows overlooking the rear garden. Upstairs are three double bedrooms, one with a built-in wardrobe, and family bathroom.

## Location

Yelverton is a popular village situated on the fringe of Dartmoor National Park offering access to miles of unspoilt countryside and has easy access to cycle paths. The village is well served with local amenities and is well placed for easy access to both the maritime city of Plymouth and the south coast as well as the pretty nearby market town of Tavistock which is steeped in history.



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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## Accommodation

### Ground Floor

Hallway 7'01" x 8'01"

WC 3'09" x 5'10"

Kitchen/Dining/Living Room (L-shaped)

16'06" x 28'06" (Max) 9'00" x 13'10" (Min)

### First Floor

Landing

Bathroom 7'04" x 6'00"

Bedroom 2 8'08" x 11'03"

Bedroom 1 8'08" x 14'03"

Bedroom 3 7'05" x 10'08"

### Outside

From the French doors there is a patio and path that leads to the gate from the rear access. There is a large area of artificial lawn with a wooden summer house. Wooden steps lead past a raised bed to a natural lawn area and a further wooden shed, all with fence boundaries. At the front there is an area natural grass, and two allocated parking spaces.

**Services:** Mains electricity, gas, water & drainage. Gas central heating.

**Tenure:** Freehold

**Council Tax Band:** C



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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
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