

Tavistock Road, Yelverton, Devon

Asking Price: £425,000

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We are very pleased to market this detached, 3-bedroom, bungalow located on the outskirts of the popular village of Horrabridge. The property benefits from private parking and a generous plot extending to around 0.3 acres.

You enter the property via a generous glazed porch into a central hall. The open-plan kitchen/living room includes a bay window to the front, oak flooring, multi-fuel burner and French doors opening onto the rear decking. The kitchen itself affords solid Oak door fronts, Belfast sink, gas hob and integrated fridge and freezer. Off the kitchen is a rear porch/utility with a rear door. The master bedroom is located at the front of the property and also affords a bay window. The further bedroom and separate living room/bedroom and bathroom are located at the rear of the bungalow. The living room/bedroom includes French doors that open onto the rear decking. The property has a basement room that is accessed externally which is a useful storage space or workshop.

Outside the property includes a gravelled parking area with steps leading down to the front garden. The main garden is located at the rear of the property and stretches below the property. There is a newly replaced decking accessed directly from the bungalow that enjoys elevated views across the garden. The overall plot expands to around 0.3 acres and includes a selection of raised beds, vegetable plot, shed, summer house, and greenhouse. The lowest section of the garden is mostly laid to lawn and has a selection of mature apple trees that provide an impressive crop every year.

The property underwent a large amount of works around 20 years ago, including a new roof, rewiring. The home is supplied by all mains services and is heated by a gas combi boiler.



Total floor area 86.0 m² (926 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







Council Tax Band: **D**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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