



Sortridge Park  
Horrabridge, Yelverton

Guide Price £340,000



## Sortridge Park

Horrabridge, Yelverton

An attractive three bedroom detached character bungalow occupying a well established and secluded position with detached garage and driveway to the rear, offered to the market with no onward chain.

This charming bungalow has been well cared for over the years and offers generous ground floor living accommodation consisting of two reception rooms, a cosy living room with stripped wood flooring feature fireplace and French doors which lead out to the rear garden, and generous dining room with plenty of room for family and friends.

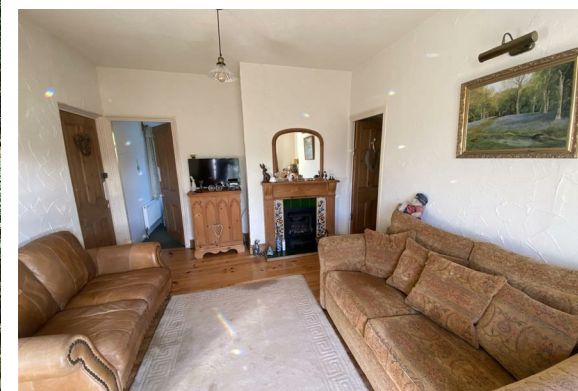
Off the dining room there is staircase which takes you up to a converted loft space currently used as a occasional bedroom with two skylight windows and access to a large walk-in eaves storage space.

The kitchen/breakfast has been skilfully fitted with oak floor and wall mounted units with a large Rangemaster cooker with four ring hob and electric warming plate. Worktops with Belfast sink and a double glazed window and stable door overlooking the rear garden

There are two bedrooms on the ground floor both with double glazed windows and a family bathroom with matching suite in white comprising panel enclosed bath, wash hand basin and low flush W.C.

A particular feature of the property is the well established garden which surrounds the property with a level lawned area and flowerbeds stocked with variety of plants, mature trees and shrubs, paved terrace seating area with plenty of space for table and chairs enjoying views over the garden and surrounding countryside.

Detached Garage with power and lighting with door to the rear garden accessed via a gravel driveway providing off road parking for two vehicles.





#### **Porch**

#### **Living Room**

13'4 x 11'3 (4.06m x 3.35m 0.91m)

#### **Dining Room**

15'5 x 10'2 (4.57m 1.52m x 3.10m)

#### **Kitchen/Breakfast Room**

13'7 x 9'9 (4.14m x 2.97m)

#### **Bedroom One**

10'6 x 9'9 (3.20m x 2.97m)

#### **Bedroom Two**

11'3 x 9'6 (3.43m x 2.90m)

#### **Family Bathroom**

#### **Loft Room**

16'7 x 10 (5.05m x 3.05m)

#### **Detached Garage**

#### **EPC**

TBC

#### **Tenure**

Freehold

#### **Services**

Mains electricity, gas, water (metered) and drainage.

#### **Council Tax Band**

C

#### **Situation**

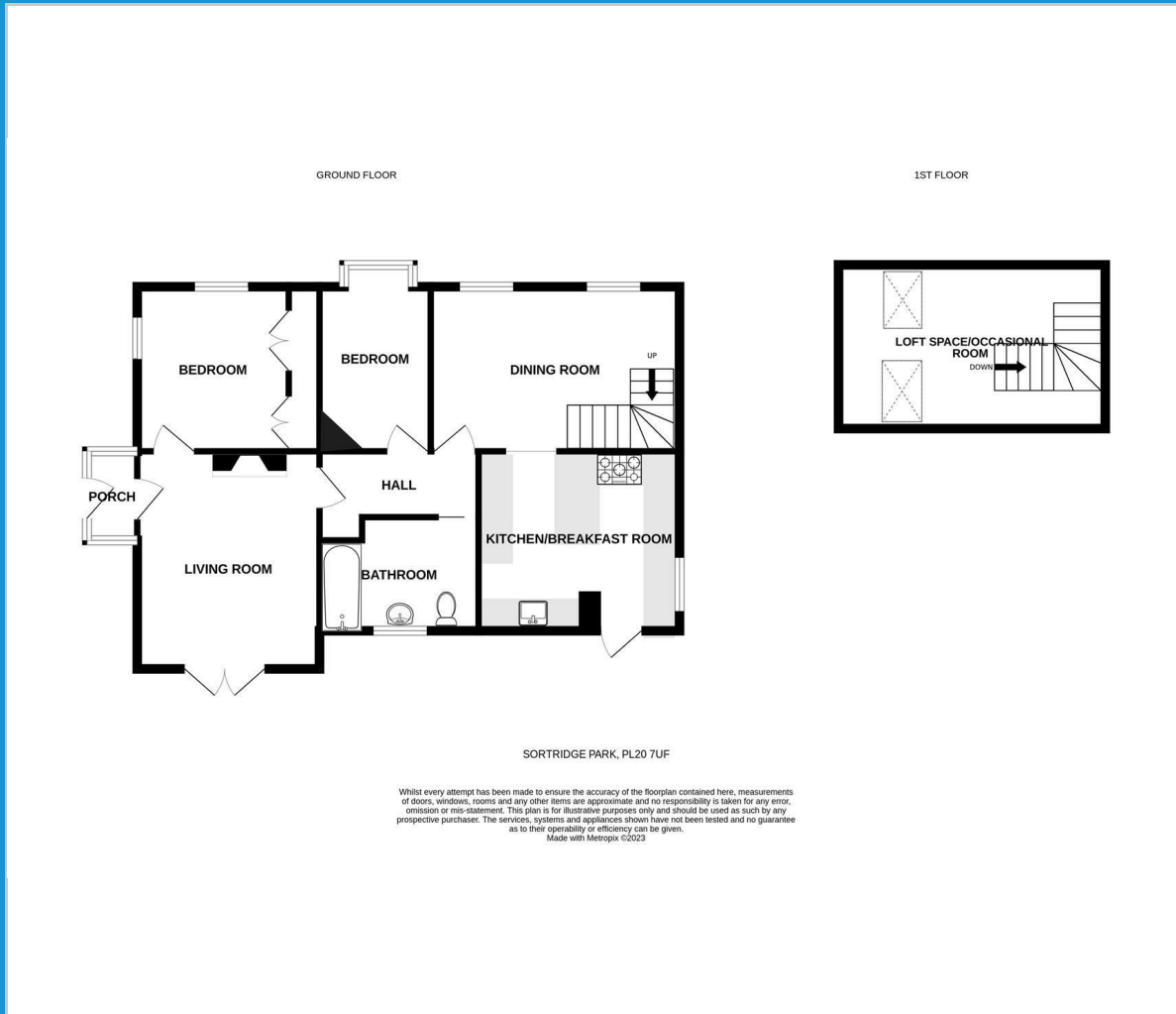
Horrabridge is a moorland village located on the eastern edge of Dartmoor. Walks on Dartmoor are within easy reach and there is also convenient access for those who need to commute to Plymouth. There is a vibrant community in the village with a number of local shops & two public houses. The popular Drakes Trail runs through the village and this property offers easy access onto it, providing a gentle walk or cycle to Tavistock or Yelverton & beyond.

#### **Directions**

From Tavistock, take Whitchurch Road proceeding to Horrabridge. Proceed past Sortridge Manor on your left and a few miles down the road, you will find the property on your right hand side (Sortridge Park).



## Floor Plan



## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

## Area Map



## Energy Efficiency Graph

