



Westella Road

Yelverton

Offers In Excess Of £645,000



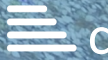
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## Westella Road

### Yelverton

A fantastic opportunity to purchase this stunning four bedroom bungalow in the sought after area of Yelverton. The property offers generous living accommodation, as well as well stocked mature gardens and ample off road parking. The property has been extended and renovated to a high standard by the vendor.

You enter the property into a spacious hallway which flows around to the left into the open plan kitchen/dining room. There is a small snug area with a focal point wood burner, perfect for those cold winter nights. The kitchen/diner makes for the perfect space for family meals and entertaining. The kitchen benefits from a multitude of wall and base level units as well as integrated appliances. There are also some character windows which allow natural light to flood the open plan space. Off the kitchen/diner you can find two spacious double bedrooms, one of which is currently being used as an office. Off the snug area is the master bedroom and a store housing the gas boiler. The master bedroom benefits from built in wardrobe space, as well as a large en-suite equipped with corner shower, WC and hand basin.

Upon returning to the entrance hallway, you will find the family bathroom which benefits from a three piece suite. Adjacent to the family bathroom is the second bedroom; another large double room with further built in storage, reducing the need for free standing bedroom furniture. This room also benefits from a gorgeous view over the well stocked mature garden. The garden is laid to lawn and has healthily stocked flower boards around its perimeter. Returning from to the entrance hall, the living room is located opposite the front door. This room benefits from a large window over looking the garden. There is also a limestone fireplace with electric fire creating a stunning focal point for the room. Through the door in the corner of the room is access to the tranquil garden room which offers the best view over the garden and a delightful space to relax.





#### Entrance Hallway

9'04 x 5'01 (2.84m x 1.55m)

#### Living Room

14'10 x 12'03 (4.52m x 3.73m)

#### Kitchen / Dining Room

30'03 x 11'09 (9.22m x 3.58m)

#### Bedroom One

13'06 x 11'02 (4.11m x 3.40m)

#### Bedroom Two

13'00 x 10'04 (3.96m x 3.15m)

#### En-suite

7'09 x 5'02 (2.36m x 1.57m)

#### Bedroom Three

12'03 x 9'07 (3.73m x 2.92m)

#### Bedroom Four

12'03 x 10'04 (3.73m x 3.15m)

#### Bathroom

8'03 x 5'05 (2.51m x 1.65m)

#### Garden Room

12'02 x 11'00 (3.71m x 3.35m)

#### Garage

17'03 x 12'05 (5.26m x 3.78m)

#### EPC

71/C

#### Tenure

Freehold

#### Services

Mains water (metered), Mains Gas Central Heating, electricity and drainage.

#### Council Tax Band

E

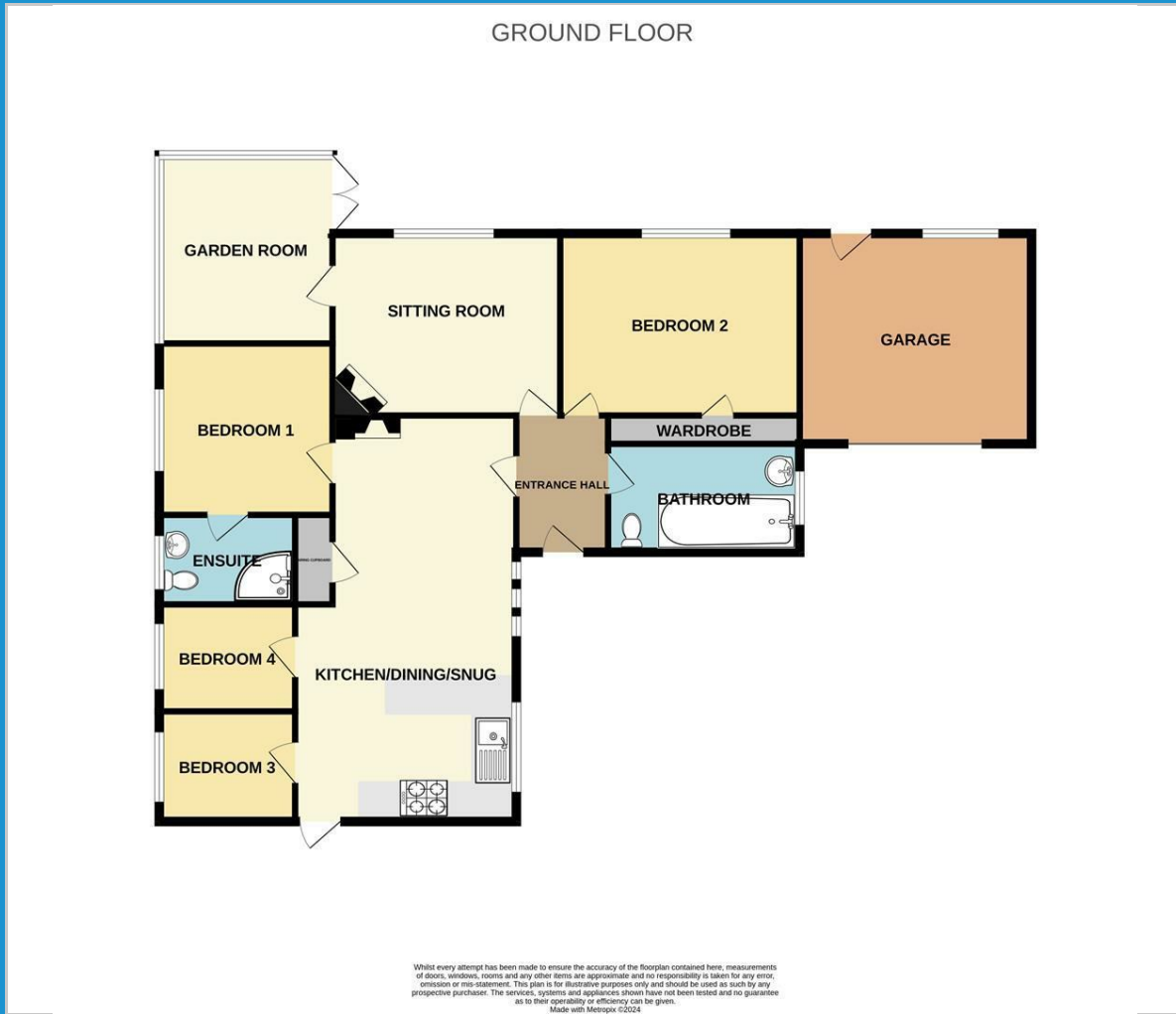
#### Situation

Yelverton provides a vast selection of amenities including shops, eateries, garage and hotel, the ancient stannary town of Tavistock just 6 miles from here and the historic naval port of Plymouth about 10 miles. The community is served by local buses and county bus services whilst the A386 Tavistock to Plymouth road facilitates easy access to the A38. The Dartmoor National Park extends to over 300 sq. miles and provides ample opportunities for walking and riding. There is also a good sized golf course in Yelverton and many spots in close distance for fishing.

#### Directions

Travelling on the A386 out of Tavistock towards Plymouth, travel all the way from Tavistock through Horrabridge to Yelverton. At the roundabout take the first exit onto Dousland Road. Then turn immediately right and then left onto Westella Road. Follow this road past Moorland Beauty and Yelverton Surgery. As you pass the Surgery follow the road around to the right and the property is halfway down the hill on your left hand side.

## Floor Plan



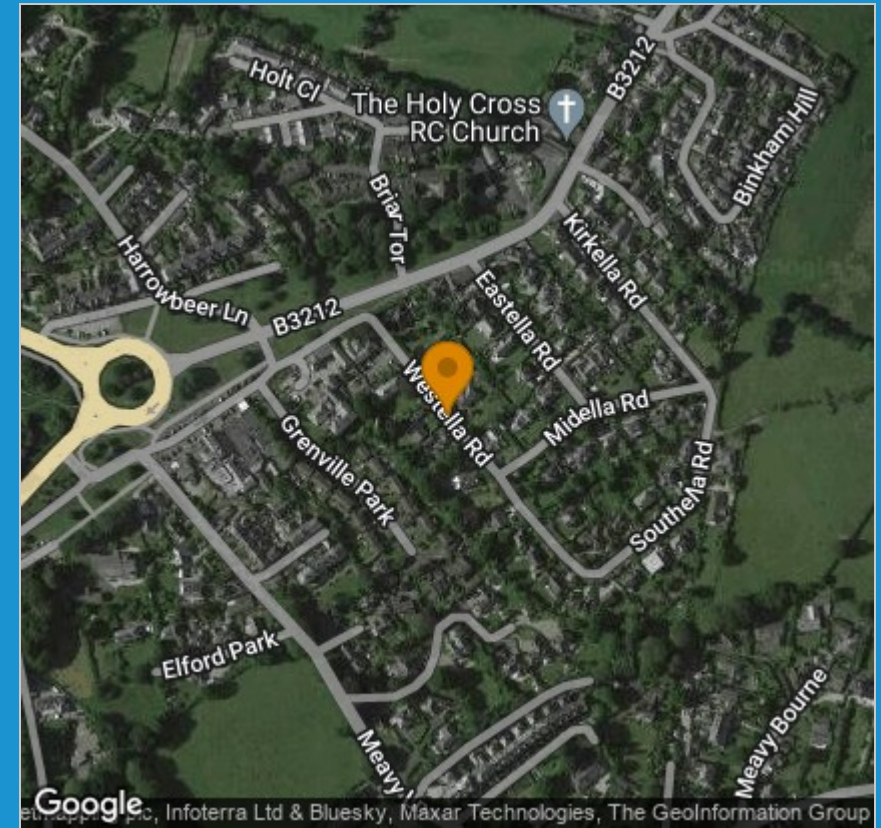
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

