



Dousland Road
Yelverton PL20 6AY

for sale offers over
£125,000



Property Description

We are delighted to introduce this one bedroom ground floor flat to the market, situated in a desirable location. Benefiting from an open-plan lounge/kitchen, one double bedroom, office/store, wet room and allocated parking.

Located in Yelverton just a few minute's level walk from the shops and amenities of Yelverton village centre on the edge of Dartmoor National Park.

The accommodation comprises a spacious bright and airy open-plan lounge/kitchen with matching wall and base units to the kitchen area, a good-sized double bedroom, an additional office room/store and a wet room comprising walk-in shower, hand basin and W.C. Ample storage space can also be found throughout this home.

Externally, this flat offers allocated parking, perfect for those who drive.

This property is an attractive opportunity for a first-time buyer or investor, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

Lounge

13' 4" maximum x 12' 2" maximum (4.06m maximum x 3.71m maximum)

Kitchen

10' maximum x 9' 5" maximum (3.05m

maximum x 2.87m maximum)

Bedroom

10' x 8' 5" (3.05m x 2.57m)

Office/Store

7' 8" maximum x 5' 1" maximum (2.34m maximum x 1.55m maximum)

Wet Room

8' 1" maximum x 7' 8" maximum (2.46m maximum x 2.34m maximum)









Total floor area 52.0 m² (559 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.propertybox.io

Connells

To view this property please contact Connells on

T 01752 674 467
E plymouth@connells.co.uk

32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313654

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PLH313654 - 0002