

STAGS

Foxhollow

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Tavistock Road, Yelverton, Devon, PL20 6EF

Roborough Down 300 yards • Shops/Bus Stop 550 yards • Tavistock 5.5 miles • Plymouth 10 miles (Derriford 6.5 miles)

In a hugely accessible location, within easy reach of Yelverton's shops and transport links, a very flexible and individual detached house amongst pretty, colourful gardens, available with no onward chain.

- Versatile Detached House
- Sitting and Dining Rooms
- Beautiful, Mature Gardens
- Level Walk to Amenities
- Freehold
- 4 Bedrooms, 2 Bathrooms
- Bright and Well-proportioned
- Gated Drive, Double Garage
- No Onward Chain
- Council Tax Band: F

Offers In Excess Of £500,000

SITUATION

This property is located in a hugely convenient and accessible position, within level walking distance of Yelverton's parade of shops, facilities and transport links (550 yards), whilst Roborough Common is accessible within only 300 yards. The property is within extremely easy reach of Plymouth (10 miles), and commutable distance of both Derriford Hospital (6.5 miles) and the city's schooling options, whilst the thriving market town of Tavistock is 5.5 miles to the north.

Yelverton itself is an extremely popular and sought-after village on the fringe of Dartmoor National Park, providing an excellent range of day-to-day amenities, with the parade of shops featuring a mini-supermarket, local butchers, delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery, as well as a selection of eateries and a popular Free House, The Rock Inn. The area also has a good selection of primary schools and, for the sports enthusiast, there are golf, cricket, tennis and bowling clubs. In all, Yelverton offers a very high standard of living with a wonderful sense of community.

DESCRIPTION

This highly versatile and individual detached home has been in our clients' family's ownership for 16 years and is now offered to the market with no onward chain.







Originally built, we understand, circa 1975, the house has been subject to considerable extension and remodelling, and now provides some well-proportioned and well-balanced accommodation offering up to four bedrooms, with two shower rooms and two receptions, all enjoying extensive natural light and a pretty outlook over the property's grounds. The principal garden is an undoubted highlight, having been thoughtfully planted and arranged over a number of years, which should appeal to keen horticulturists and those with an affinity for wildlife and the natural environment. The property also benefits from a long, gated driveway and a detached double garage, making this a home with excellent appeal suitable for a variety of lifestyles and requirements, with the added advantage of Roborough Common on the doorstep for those who love the great outdoors.

ACCOMMODATION

The accommodation is arranged a split-level fashion and can be briefly summarised as follows: a canopied porch, lobby and central hallway; a large, dual-aspect sitting room centred around a gas fireplace on a slate hearth; a fully double glazed conservatory with patio doors to the garden; a dedicated dining room, with a pretty outlook over the front gardens; a Treyone fitted kitchen with timber units, encompassing a wine rack and corner carousel cupboards, plus black granite worktops incorporating a Franke stainless steel sink, and integrated NEFF appliances includes a double oven and grill, 4-ring induction hob and slimline dishwasher; the separate utility/boot room; three ground-floor double bedrooms, of which the two larger have fitted wardrobe space; a fully tiled standalone shower room, and; on the first floor, a large, bright, dual-aspect master bedroom with a fully tiled en-suite shower room.

OUTSIDE

The property is approached over a private, gated driveway providing parking and turning space, and leading to the detached double garage, which has power, lighting and a remote-controlled up and over door. There are attractive gardens on all sides of the house, and the rear garden, in particular, is an undoubted highlight, with well-stocked borders offering an array of colour and excellent variety, including acers, camellias, a magnolia, and fruit trees, including apple and crab apple. Within the garden is an ornamental pond, a summerhouse on its own patio seating area, two greenhouses and a timber potting shed. Accessible from the garden is a large undercroft storage area which runs beneath much of the house's ground floor.

SERVICES

Mains gas, electricity, water and drainage. Gas-fired central heating. Ultrafast broadband is available. Mobile voice/data services are available via all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

VIEWING AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is ///validated.fork.wage. For detailed directions, please contact the office.

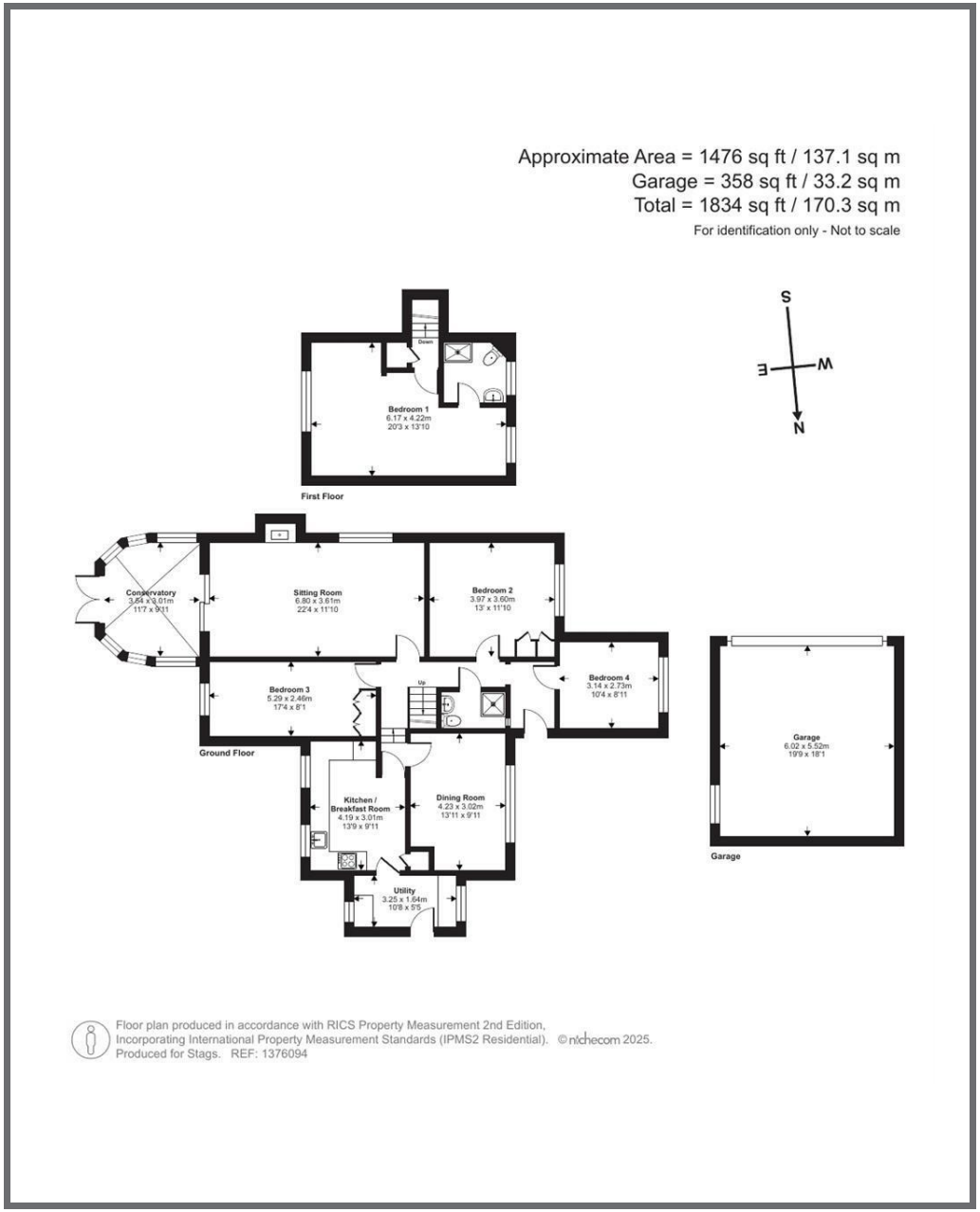


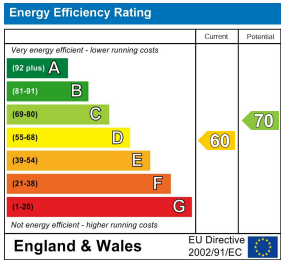




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