

view property

Town • Country • Coast

Walkhampton Road

Horrabridge, Yelverton

Guide Price £325,000

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Walkhampton Road

Horrabridge, Yelverton

NO ONWARD CHAIN! This bright and airy detached bungalow is situated in the popular village of Horrabridge and boasts versatile living, with two double bedrooms, reception room, a spacious kitchen/diner, utility room, garage and enclosed garden as well as a useful loft room.

The property has two spacious rooms to the front of the property, both with large bay windows allowing natural light to flood in, exposed wooden floorboards and built in storage. One is currently used as a living room and boasts a focal open fireplace, the other could be a double bedroom or a second reception room. There is a good sized modern kitchen/diner with a range of wall and base units, electric oven and gas hob, space for a dining table as well as a fireplace which could be opened up to use with a wood burner or open fire. A door from here leads to a utility area with plumbing for washing machine and access to the garden. There is another double bedroom, again with built in storage and decorative fireplace.

Completing the accommodation is a generous converted loft room, accessed via a steep, sturdy set of steps through a large loft hatch. Unlike a narrow hatch and flimsy loft ladder, this broad opening and robust step arrangement provides easy access to the open, converted space. Already well-appointed with a Velux window for natural light, its own radiator and electrical connections, this versatile room offers fantastic immediate utility. Furthermore, for those looking to expand this single storey home, there is potential to replace the steps with a full staircase, seamlessly elevating this two bedroom bungalow into a spacious three bedroom property. The bathroom has a suite of bath, low level WC and basin and also separate corner cubicle with plumbing and electrical connections for a shower.

A gated driveway leading up to the garage and front gardens. To the rear, steps lead down to a level lawned garden, raised beds and a storage room, housing the boiler.



















Hallway

Living Room
12'10" x 11'10" (excluding bay) (3.93 x 3.61 (excluding bay))

Bedroom 1
13'0" x 9'7" (excluding bay) (3.97 x 2.94 (excluding bay))

Kitchen/Diner
16'8" x 13'1" (5.10 x 3.99)

Utility
6'10" x 4'3" (2.09 x 1.30)

Bedroom 2
11'3" (max) x 9'10" (3.45 (max) x 3.01)

Bathroom
9'5" x 5'6" (2.89 x 1.69)

Store Room
6'3" x 5'6" (1.91 x 1.70)

Loft Room
20'5" (max) x 11'3" (max) (6.23 (max) x 3.43 (max))

Tenure
Freehold

Services
Mains gas, electricity drainage and metered water.

Council Tax Band
C

EPC
D/55

Situation
Horrabridge is a moorland village located on the eastern edge of Dartmoor. Walk on Dartmoor are within easy reach and commuting whilst it is also popular with 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.

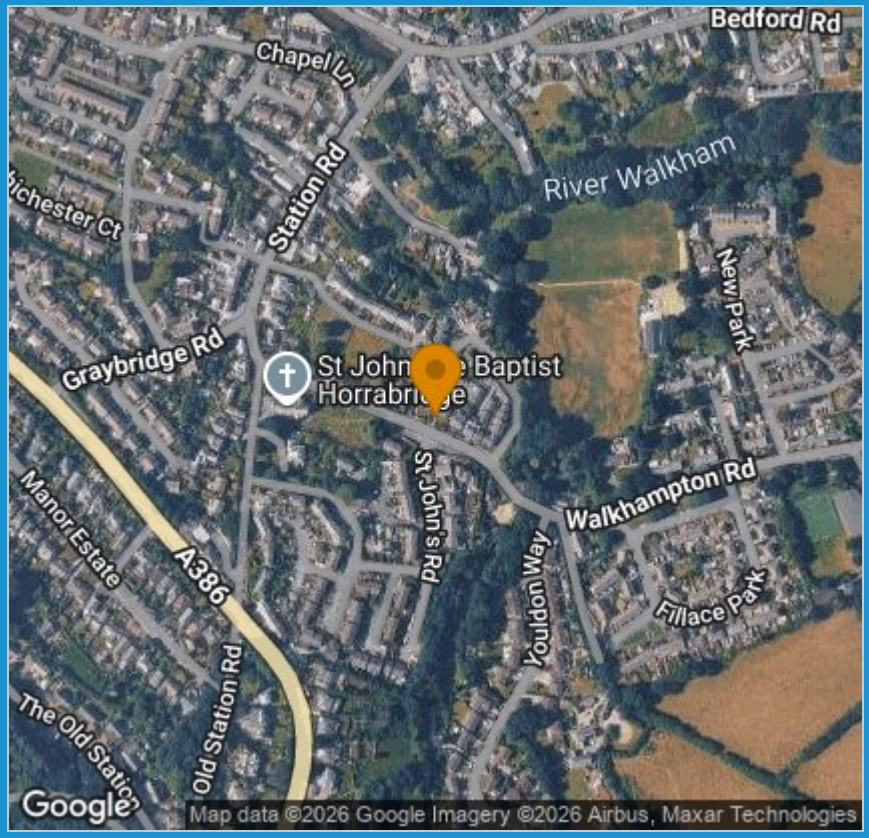
Directions
From Tavistock head out on the A386 towards Horrabridge. On entering the village turn left down Graybridge Road, then after a short distance turn right into Station Road. Follow the road past the church and the property can be found on your left hand side.

AGENTS NOTE
AI Photos have been used to stage some of the principle rooms.

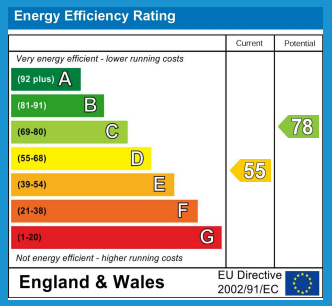
Floor Plan



Area Map



Energy Efficiency Graph



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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