

# Harrowbeer Mews, PL20

**Yelverton**

**Guide Price**

**£199,950**

Salisburys







This very well-maintained first-floor apartment offers spacious and comfortable accommodation, complemented by far-reaching panoramic views across the beautiful Walkham Valley. Ideally situated close to the local amenities at Leg O' Mutton and Yelverton, the property is perfectly placed for enjoying the surrounding countryside with local bus services, the cycle path and numerous moorland walks all within easy reach.

The apartment offers two generous double bedrooms, a family bathroom and a spacious open-plan lounge and kitchen/dining area, featuring triple windows which make the most of the stunning views. The dining area benefits from three deep windowsills, creating a lovely spot to sit and enjoy the far-reaching outlook. The kitchen is well equipped with a range of base and wall units, solid wood worktops, integrated larder AEG fridge freezer, Indesit dishwasher, electric Aga, extractor fan and Glow-worm boiler. Further benefits include oak flooring to the Living areas with carpets in the bedrooms, oak doors and an allocated parking space, with additional visitor parking available.

**Situation**: The property is situated at the Leg 'O' Mutton and is conveniently located within walking distance of the Parade at Yelverton with amenities such as a Co-op, Post Office, Doctor's Surgery, Dentist, Beauty Salon, Butcher, and the Rock Inn.  Bus routes to Plymouth, Tavistock and the surrounding areas run on a frequent timetable from Yelverton and the A386 provides easy access to Plymouth and Tavistock.  The local cycle path is on the doorstep as is Yelverton Down and open moorland.

**Service Charges:** £1114 pa (TBC) - paid in quarterly instalments.  The Service Charge covers Building Insurance, fire regulations, car park, exterior lighting, boundary maintenance, window cleaning and cleaning of the communal areas) Annual Ground Rent = £250

**Accommodation:-**

Secure communal entrance door into Entrance Lobby at ground level leading to stairs to first floor.

**Entrance Hallway: (2.73m x 3.03m/8'11" x 9'11")**The Entrance Hallway features solid oak flooring and oak doors, recessed downlighting, alarm panel and telephone entry system.

**Lounge/Kitchen: (3.77m x 9.17m/12'4" x 30'1")**The Lounge/Kitchen area offers spacious open-plan living area featuring ceiling recess downlighters, oak flooring throughout and a stylish feature radiator. Three deep window sills maximise the far-reaching views across Dartmoor, creating a wonderful outlook from the main living space. The kitchen is well equipped with a range of base and wall units, solid wood worktops, integrated larder AEG fridge freezer, Indesit dishwasher, electric Aga, extractor fan and Glow-worm boiler.





**Main Bedroom: (3.88m x 2.81m/12'9" x 9'3")** The main Bedroom features a stand-alone double wardrobe with mirror-fronted doors, a deep sill window overlooking the front of the property, feature radiator and recessed downlighting.

**Bedroom Two: (2.89m x 3.60m/9'6" x 11'10")** Well-proportioned double bedroom featuring  deep silled windows overlooking the front of the property and a feature radiator.



**Bathroom: (1.77m x 2.37m/5'10" x 7'9")** Well appointed with La Chapelle sanitaryware, comprising a bath with overhead thermostatically controlled shower, pedestal handbasin, low-level back-to-wall WC and bidet. The room features fully tiled walls and flooring, a chrome heated towel rail, vanity mirror and an additional double-width mirror fronted cabinet.



**External:** The property has an allocated parking space and there is also Visitor Parking.

**EPC:** 72 C

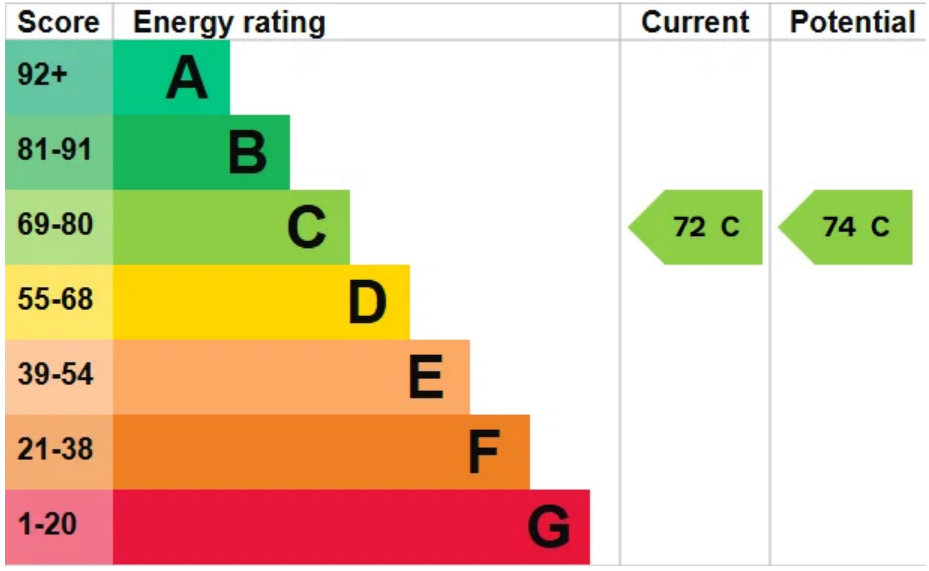
**Council Tax:** West Devon Borough Council "C"

Approx Gross Internal Area
69 sq m / 739 sq ft




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.






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