



Town • Country • Coast



The Beeches

Yelverton

Guide Price £159,000



## The Beeches

Yelverton

**NO ONWARD CHAIN!** This is a great opportunity to purchase a one bedroom apartment in a highly desirable village location in a bespoke development for the over 55s.

Situated on the second floor with stair or lift access and enjoying views across the roof tops to nearby countryside, this apartment boasts an open plan Kitchen/Living area with built in fridge/freezer, washer/dryer and electric oven and hob.

The bedroom is a double, with space for bedroom furniture and the bathroom has a modern white suite with bath and shower over, WC and basin. There are two large cupboards in the hallway, perfect for storage.

The Beeches is located in the sought after village of Yelverton with access to shops, doctors and other amenities.

Outside there are communal gardens for the enjoyment of residents, including several lawned and patio areas surrounding the building, perfect for following the sunshine throughout the day. There is communal parking on a first come first served basis, a bike storage unit and useful outside bin store.





#### Entrance Hall

#### Kitchen/Living Room

18'9" (max) x 15'6" (max) (5.74 (max) x 4.73 (max))

#### Bedroom

9'4" x 11'3" (2.87 x 3.44)

#### Bathroom

6'11" x 5'5" (2.13 x 1.66)

#### Tenure

Leasehold. 125 years from January 2007. Ground rent £200 per annum, service/maintenance charge £2,000 per annum.

#### Services

Mains gas, electricity, drainage and metered water.

#### Council Tax Band

B

#### EPC

C/78

#### Situation

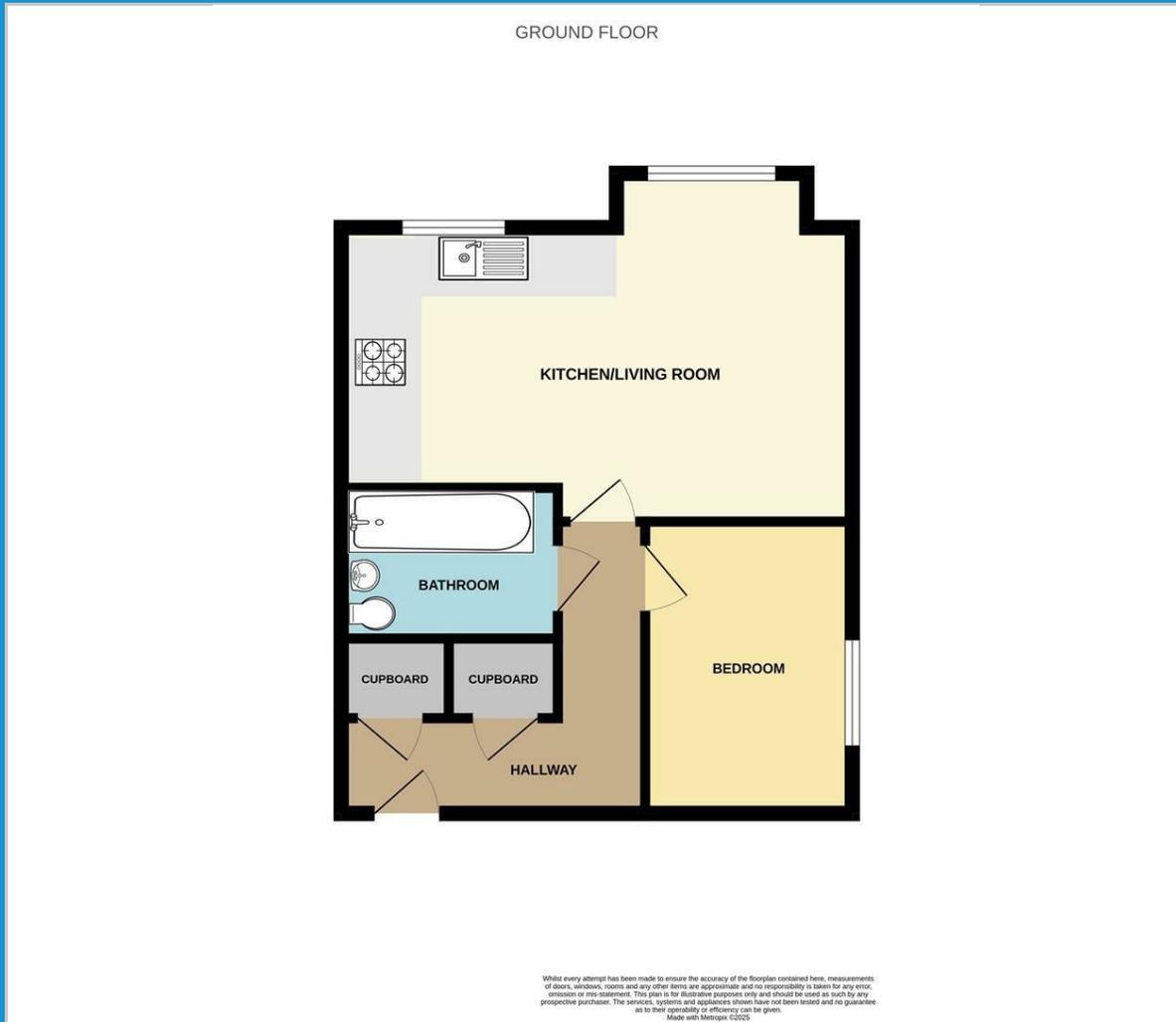
Yelverton provides a vast selection of amenities including shops, eateries, garage and hotel, the ancient stannary town of Tavistock just 6 miles from here and the historic naval port of Plymouth about 10 miles. The community is served by local buses and county bus services whilst the A386 Tavistock 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

From Tavistock, drive to Yelverton. Approaching the main Yelverton roundabout, take the first exit onto the B3212. Take the next left into Harrowbeer Lane. Follow the road down for a short distance and the entrance to The Beeches can be found on the left, opposite the turning for Ladybird Lane.



## Floor Plan



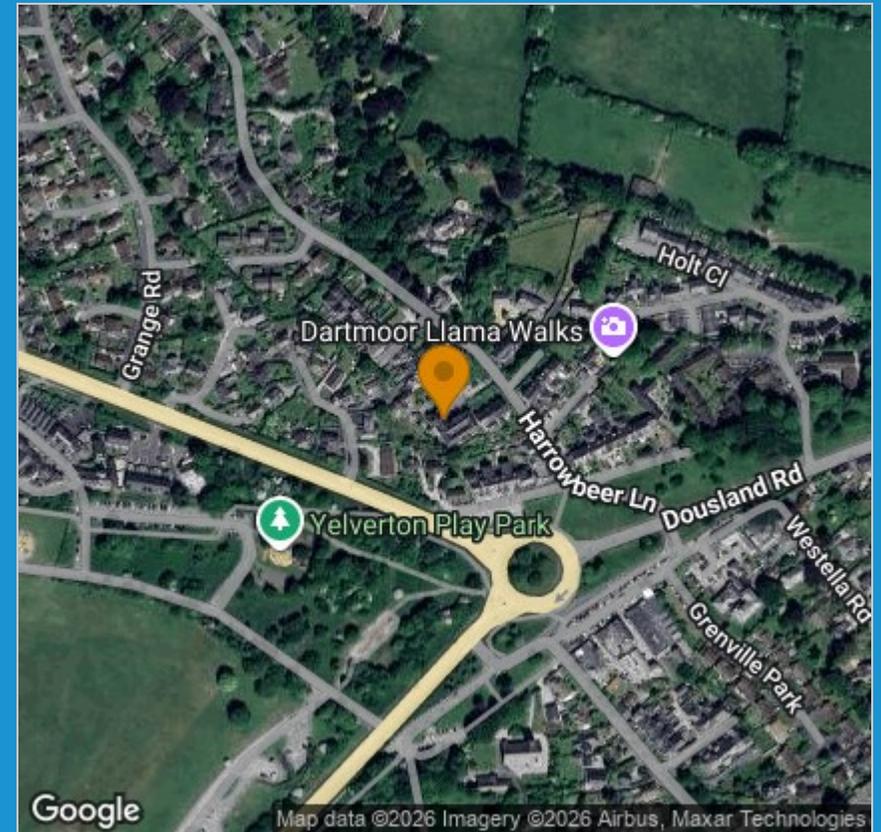
## Viewing

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

