



Town • Country • Coast



Hillside Close  
Buckland Monachorum, Yelverton

Guide Price £365,000



## Hillside Close

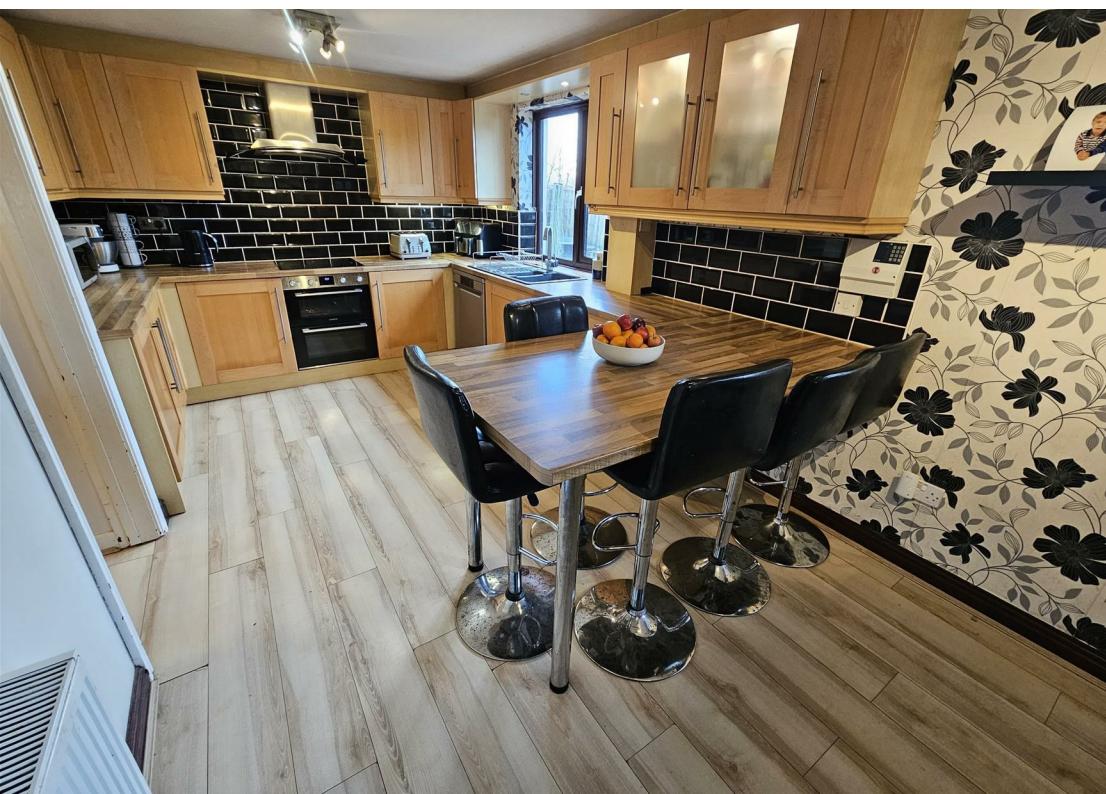
Buckland Monachorum, Yelverton

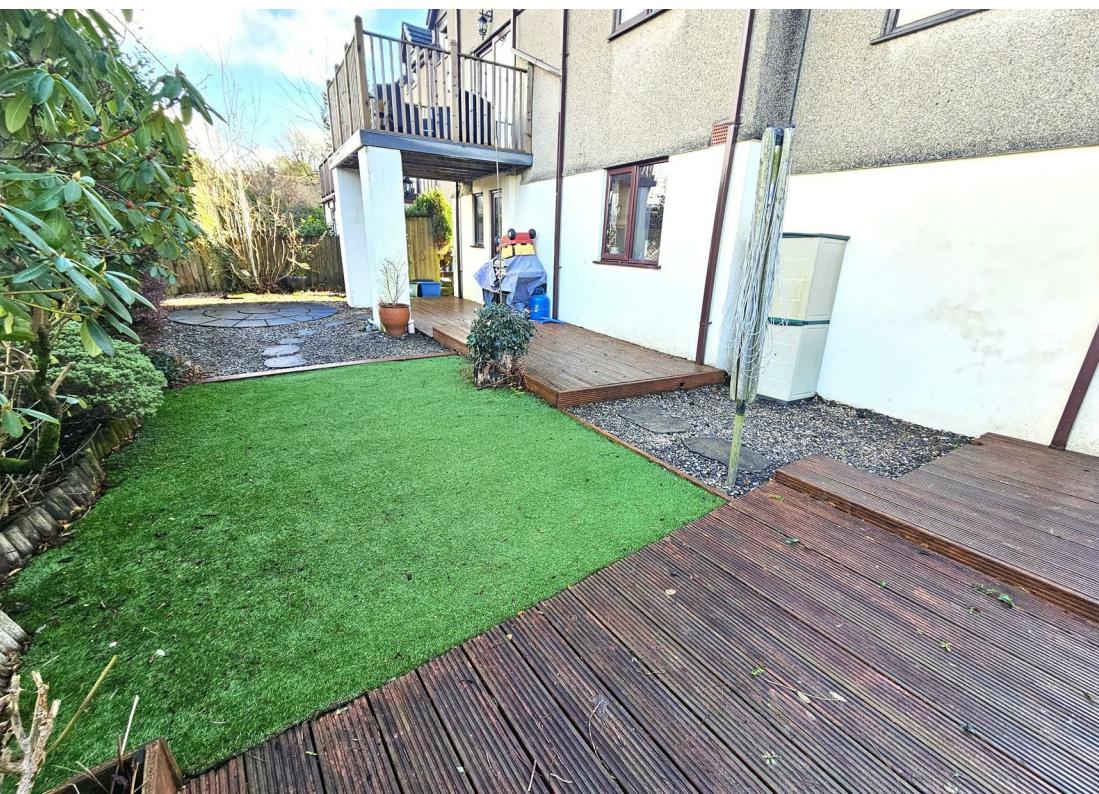
Occupying a quiet cul-de-sac location in this sought after village, is this well presented detached three reception, four bedroom family home, with superb decked balcony to enjoy the views across the village, towards the church and countryside beyond. The flexible accommodation will suit those with a large family and also offers scope to extend the kitchen into the play room subject to any necessary consents. A generous drive provides ample off road parking for at least four cars, with a good sized garage and rear gardens with decked, patio and astro turf areas.

A welcoming entrance hall leads into a family/dining room with sliding patio doors to the decked balcony and opening into the sitting room with a gas fire. Stairs from here lead down to the lower ground floor with a generous kitchen/diner, attractively fitted with a range of wall and base units, large breakfast bar with space for bar stools and a door to the gardens. From the kitchen an opening leads into the play room, which could be used for a variety of uses with a further door into the utility room. The utility room has further cupboard units and worktops, together with a wall mounted mains gas fired boiler.

From the entrance hall, stairs rise to the first floor landing giving access to four bedrooms and a luxury bathroom.

Outside, the driveway provides parking for at least three vehicles. Steps either side of the property lead to the rear gardens with decked and patio terrace. A covered area under the balcony is perfect for entertaining or relaxing. Outside power, lighting and tap.





#### Entrance Hall

#### Cloakroom

**Dining/Family Room**  
24'3" x 8'10" (7.40m x 2.70m)

**Living Room**  
17'4" x 11'9" max (5.30m x 3.60m max)

**Kitchen/Diner**  
24'3" x 8'8" (7.40m x 2.66m)

**Play Room**  
16'3" x 11'7" (4.97m x 3.55m)

**Utility Room**  
11'8" x 7'6" (3.56m x 2.30m)

#### First Floor Landing

**Bedroom 1**  
10'10" x 9'10" (3.31m x 3.01m)

**Bedroom 2**  
9'9" x 9'9" (2.98m x 2.98m)  
Plus built-in wardrobes

**Bedroom 3**  
7'10" x 7'2" (2.39m x 2.19m)  
Plus built-in wardrobes.

**Bedroom 4**  
7'5" x 7'3" (2.28m x 2.22m)

#### Bathroom

**Garage**  
17'8" x 8'1" (5.41m x 2.48m)

**Services**  
Mains electricity, water, drainage and gas.

#### EPC

C71

#### Local Authority

West Devon Borough Council - Tax Band E

#### Situation

Buckland Monachorum is a highly sought after village on the edge of Dartmoor within easy commuting distance of Plymouth. The village boasts a well regarded primary school and a popular pub in the centre of the village. There are a number of walks from the village that lead you to open moorland encouraging you to make the most of the surrounding beauty.

#### Directions

From Crapstone, proceed into Buckland Monachorum and upon reaching the junction, go straight on and take the next right hand turn into Modyford Walk, then take the next right into Hillside Close and the property will be found on the left hand side.

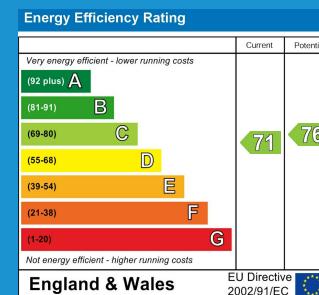
## Floor Plan



## 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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