



Town • Country • Coast



Cross Park

Buckland Monachorum, Yelverton

Offers In Excess Of £310,000





## Cross Park

Buckland Monachorum, Yelverton

Located in the sought after area of Buckland Monachorum is this well presented 3 bedroom semi-detached property. This property is the perfect family home, offering spacious living accommodation as well as a quiet and private setting. The property has been extended to the rear and offers an incredible open plan kitchen dining area, providing an ideal space for entertaining. The kitchen offers a range of wall and base level units as well as ample work surface space, especially handy for the aspiring cook. The front aspect living room is a wonderful place to relax and offers a cosy wood-burner, perfect for those chilly evenings.

The garage to the front of the property and large driveway provides parking for 2/3 cars but potentially a space for some extra storage. The garden offers a great space for dining Al-Fresco on those summer evening as well as just relaxing for some peace and quiet with a cup of coffee on a Spring morning. This garden truly is a tranquil part of the property. There is also a public footpath not far from the property which provides access to some great walks/the moors.

On the first floor are two double bedrooms, a generous single and a family bathroom. The second bedroom is rear aspect and benefits from views over the garden. The family bathroom found at the top of the stairs offers a three piece suite with shower over the bath. Bedroom one and three are both front aspect and enjoy stunning views over the nearby countryside. Bedroom one also benefits from built in storage reducing the need for free standing bedroom furniture.







### Porch

7'3" x 4'8" (2.22 x 1.44)

### Living Room

18'2" x 11'10" (5.55 x 3.61)

### Kitchen/ Diner

14'9" x 13'10" (expanding to 15'10") (4.51 x 4.22 (expanding to 4.83))

### Utility

7'1" x 5'4" (2.16 x 1.64)

### W/C

6'11" x 2'7" (2.13 x 0.79)

### Bathroom

7'0" x 5'5" (2.15 x 1.66)

### Bedroom 1

11'1" x 10'9" (3.39 x 3.30)

### Bedroom 2

13'11" x 8'5" (4.25 x 2.59)

### Bedroom 3

9'11" x 6'11" (3.03 x 2.11)

### Directions

The postcode for the property is PL20 7NJ. From Crapstone you reach Buckland Monachorum, turn right passing the Drake Manor pub, follow this road passing the primary school, after a short distance turn right into Cross Park where the property is found on your left hand side.

### 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.





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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Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

