

£180,000

LAWSON
Estate Agency...Only Better



1 GARDEN FLAT, BEECH VILLAS, YELVERTON, DEVON PL20 6DW

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

Lawson are delighted to market this well appointed, very spacious ground floor garden apartment in the heart of Yelverton, just a short walk from all the shops, amenities, doctors and regular bus transport links. The property benefits from a very spacious character accommodation comprising, wooden front door leading to an entrance vestibule with cloak hooks and an inner door into the main hallway with a doorway that leads into the living room; a feature fire place with a cast iron insert and a wooden surround and mantel, large box bay window to the front elevation and an attractive stained glass window leading to the hallway.

The kitchen is fitted with a matching range of base and eye level storage cupboards with post formed and roll top worksurfaces, sink drain unit with tiled splash backs and mixer tap, gas cooker point, window to the side elevation and a stable door leading to the garden, plumbing for a dishwasher and space for a fridge freezer and then a small lobby leads into the bathroom.

The bathroom is fitted with a matching Victorian style white 3 piece suite comprising, a tile enclosed bath with a shower unit over and folding glass screen, pedestal wash hand basin and a high level WC, full height tiling to all walls, slate tiled flooring and an airing cupboard, plumbing for a washing and space for a tumble dryer.

Bedroom one is a spacious double with built in recess wardrobes housing the combination boiler, and a window to the rear elevation. Bedroom two is a further double and double aspect with the windows to the rear and side elevations.

Externally, to the front of the property a small flight of steps leads to the front door with a small front garden. To the rear of the property, there a large fully fence and hedge enclosed gravelled garden area with a large built in secure workshop with power and light connected and double gates that lead to a rear service lane. The rear garden can be used for secure off road parking.

This property is held on a leasehold basis which approximately 995 years remaining sold with a share of the freehold and a maintenance contribution of 12.6%

UTILITIES

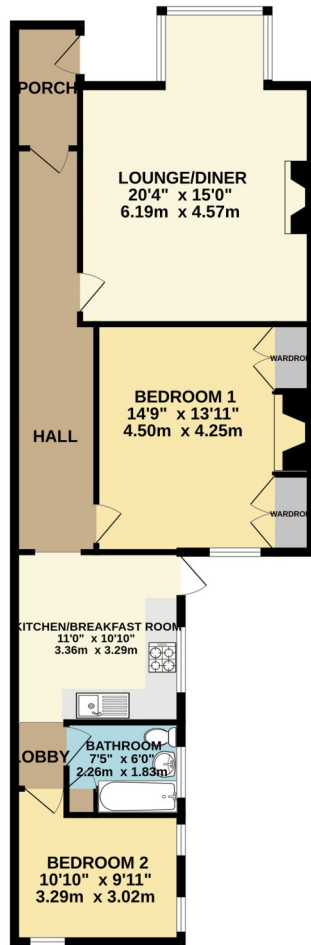
Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection is FTTC and ADSL.

YELVERTON

Yelverton is nestled in the heart of the Dartmoor National Park an located only 5 miles from North Plymouth and the nearby market town of Tavistock. The property itself is just a short, gentle, stroll to the amenities of Yelverton shops which include a supermarket, butchers, post office, hairdressers and a café, there is also a cricket club and the popular Village pub, 'The Rock Inn'. Derriford Hospital is conveniently located approximately 5 miles away and Yelverton is an exceedingly popular purchasing destination for the medical fraternity employed there.



GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2024/2025 is £1,593.62 (by internet enquiry with West Devon Borough Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

Lawson themselves on behalf of the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

