



**6 BLACKBROOK CLOSE, WALKHAMPTON, YELVERTON, PL20 6JF**

**Guide Price £495,000**



## YELVERTON

Yelverton is nestled in the heart of the Dartmoor National Park and 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.

## WALKHAMPTON

Walkhampton is a beautiful Dartmoor village 2 miles from Yelverton and 7 miles from Tavistock with an excellent pub, school, garage and a local bus service. There is a large village hall with a thriving village market on a Saturday morning. Situated within Dartmoor national park and a short walk from open moorland.

Lawson are delighted to market this spacious detached family home in the heart of Walkhampton just a short walk from the village centre and all its amenities. The property benefits from accommodation arranged over two floors comprising; composite front door leading to the entrance hall with carpeted stairs to the first floor landing and a door to the sitting room; a double aspect room with windows to the front and sliding patio doors to the rear garden, wood effect flooring, feature open fire place with stone surround, hearth and wooden mantel. From the entrance hall a door leads to the dining room; with a window to the front elevation and opening into the kitchen, a glazed door leads to a breakfast room, French doors to the rear garden and tiled flooring opening through to the kitchen; fitted with a matching range of base and eyelevel oak fronted units with post formed and roll top worksurfaces, Zanussi double electric oven, four burner ceramic hob, extractor fan, one and a half bowl stainless steel sink drainer unit with mixer tap, tiled splashbacks, integral fridge/freezer, plumbing for a dishwasher, tiled flooring and glazed door opening through to a utility; window to the front elevation, base and eye level storage cupboards with stainless steel sink drainer unit, plumbing for washing machine, space for a tumble dryer, stairs leading to bedroom five. The shower room with an oversized shower cubicle, Triton electric shower, tiled splashbacks, folding glass screen, low level w.c, pedestal wash hand basin, extractor fan and a window to the side elevation. A rear porch with tiled flooring and a Worcester combination boiler, door to the rear garden with a large pantry cupboard. From the main hallway carpeted stairs ascend to the first floor landing and a window to the front elevation and a pull down loft hatch with ladder and storage cupboard with slated shelving.







Bedroom one a spacious double with a window to the rear elevation overlooking the rear garden, wash hand basin with storage beneath. Bedroom two a double with a window to the front and wood effect flooring. Bedroom three another double with wood effect flooring and a window to the front elevation. Bedroom four with a window to the rear elevation. The bathroom is fitted with a matching white three piece suite comprising; panel enclosed bath with telephone style mixer tap and shower attachment, low level w.c, pedestal wash hand basin, tiled splashbacks, wall cupboards and a heated towel rail. From the utility stairs lead to bedroom five with windows to the front, rear and side, small loft access, wash hand basin, wood effect flooring.

Externally, a feature of the property is its large garden which extends to approximately half an acre with a tarmacadam driveway providing parking for multiple vehicles leading to a double garage with an up and over door, power and light and a pedestrian door to the rear. There is a side access with a wooden gate and fence leading to the rear garden. The rear garden has a flagged patios, pathways, outside light and water and to the rear of the garage there is a decked terrace and log shed. The path leads to a further large area of garden and has always been known as "the field" and offers huge potential for vegetable growing, children's play area and much more, bordered by a small stream which is hedged enclosed with several mature trees. The property has the benefits of PVCu double glazing, fascias, downpipes, gas central heating via the wall mounted combination boiler.

### **UTILITIES**

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

### **OUTGOINGS WEST DEVON BOROUGH**

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2024/2025 is £3003.00 (by internet enquiry with West Devon Borough Council). These details are subject to change.

### **AGENT'S NOTE EMPLOYEE**

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a relative, of a member of staff, of Lawson.



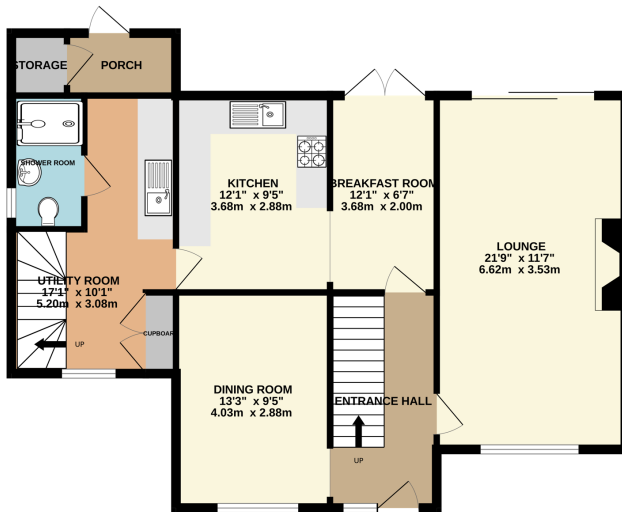




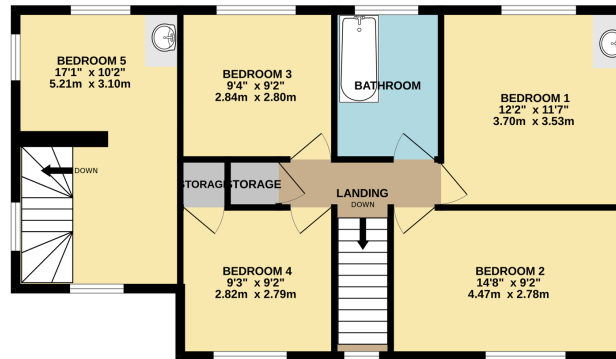




GROUND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR  
754 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 1614 sq.ft. (149.9 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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## SERVICES

Mains water, gas, electricity and mains drainage.

## VIEWING

By appointment with LAWSON.

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## STRICTLY BY APPOINTMENT ONLY

## 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 2022

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