

**Price £240,000**



**6 HOLT CLOSE, YELVERTON, PL20 6FJ**

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



## FULL DESCRIPTION

Lawson are delighted to market this well-appointed terrace modern home, constructed approximately 5 years ago to a high standard and just a short walk from Yelverton Centre with its regular bus links, shops and pubs. The property benefits from a well-maintained accommodation arranged over two floors and comprises, a composite front door leading into an entrance hallway with carpeted stairs to the first floor and doorway into the kitchen.

The kitchen is fitted with a matching range of base and eye level storage cupboards with post formed worksurfaces, one and a half stainless steel sink drainer unit, wall mounted Worcester combination boiler, Hotpoint four burner electric hob, filter canopy, fitted double oven, space for fridge freezer, plumbing for a washing machine, wood effect flooring and inset spotlights.

From the hallway, a doorway leads to a cloakroom with a low-level WC, pedestal wash hand basin with storage beneath, chrome towel rail and extractor fan. The lounge/diner is a spacious room with French doors leading to the rear garden and large built in storage cupboard. Back into the main hallway, carpeted stairs ascend to the first-floor landing with a pull-down loft access and a doorway into bedroom one.

Bedroom one is a spacious double with windows to the rear elevation overlooking the garden into the fields and valley in the distance. Bedroom two is a further double room with windows to the front elevation.

The shower room has an oversized shower cubicle with a direct feed shower unit, low level WC, pedestal wash hand basin, easy clean panelling and an airing cupboard.

Externally, the front garden is Astro Turf for ease of maintenance with mature shrubs and there is a double length driveway providing parking for two vehicles. To the rear, the garden is attractively landscaped with a decked terrace and steps leading down to the lower garden with flower shrub beds and borders, fully fence enclosed, outside power point, light and water point.

This property is being offered to the market with no onward chain and there is a service charge of approximately £200 per annum.

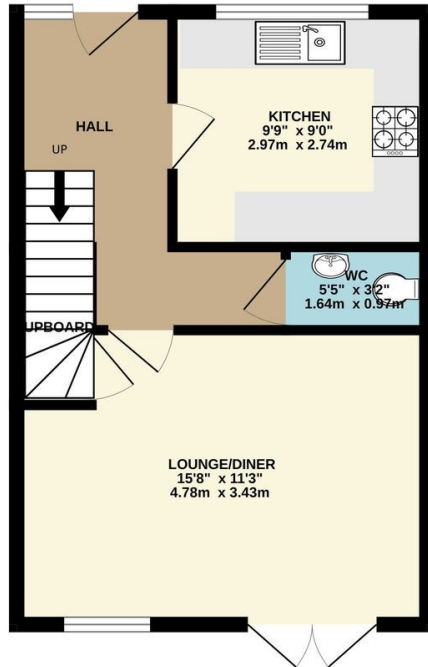
## YELVERTON

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.

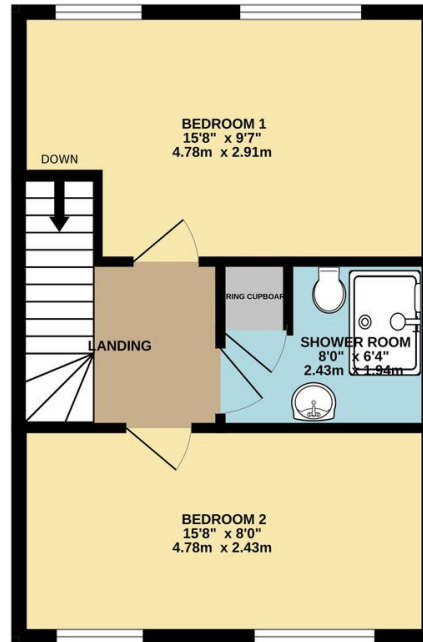


## FLOOR PLAN

GROUND FLOOR  
368 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (69.0 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.

### UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage is likely, broadband connection potential is FTTP available.

### VIEWING

By appointment with Lawson

### OUTGOINGS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2023/2024 is £1,859.23 (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 2024.

### BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for 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 inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		119
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



