



Ottor Road, Yelverton, PL20 6FL

**ASKING PRICE OF £290,000**



01752 875075

Please submit all offer to: [louis.lopez@hindheadproperty.com](mailto:louis.lopez@hindheadproperty.com) (kindly include a copy of photographic I.D. and proof of funds for anti-money laundering purposes).



## HINDHEAD PROPERTY

is delighted to present this spacious three-bedroom end-terrace family home, ideally suited for young or growing families. Situated on a generous corner plot in Ottor Road, Yelverton, PL20 6FL, this modern and energy-efficient property (EPC Rating B) offers stylish open-plan living, excellent local amenities, and convenient transport links.

Upon entering, you are welcomed by a bright entrance hall leading to a downstairs WC. The heart of the home is the contemporary open-plan kitchen, dining, and living area, designed for modern family life and entertaining. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, providing a comfortable and well-balanced living space.

The property benefits from a private, low-maintenance rear garden and ample off-street parking. The location is ideal, with Yelverton Surgery just 0.19 miles away, the Rock Dental Practice within 0.14 miles, and Well Pharmacy a short 0.16-mile walk, ensuring easy access to healthcare services. Everyday essentials are within reach, with a supermarket, butcher, delicatessen, and various independent shops all within walking distance. Several pubs and restaurants nearby offer a range of dining options.



Families will appreciate the excellent school catchment, including Horrabridge Primary & Nursery School just 1.1 miles away, Lady Modiford's Church of England Primary School at 1.22 miles, and Meavy Church of England Primary School approximately 1.27 miles from the property. St Andrew's Church of England Primary School is also nearby at around 2 miles. Regular bus services and easy access to the A386 provide excellent connectivity to Yelverton, Plymouth, and surrounding areas.

For those who love the outdoors, Dartmoor National Park is just a stone's throw away, offering stunning

landscapes and countless opportunities for walking, cycling, and exploring.

Viewing is highly recommended to fully appreciate all this home has to offer. Early viewings are advised to avoid disappointment.

### YELVERTON

is a charming and well-connected village on the edge of Dartmoor National Park, offering a fantastic blend of rural tranquillity and modern convenience. With a strong sense of community, it provides a great selection of local amenities, including a supermarket, butcher, delicatessen, pharmacy, and a range of independent shops. There's also a doctor's surgery, dental practice, and several cosy pubs and restaurants, making it an ideal place for families and professionals alike.

Nature lovers will appreciate Yelverton's proximity to Dartmoor, with its stunning open moorland, scenic walking trails, and abundant wildlife right on the doorstep. Whether you're looking for a peaceful countryside lifestyle or easy access to Plymouth and surrounding areas, Yelverton offers the best of both worlds.

### VIEWINGS:

We anticipate high demand for this property and advise early viewings to avoid disappointment. All applicants will be subject to a rigorous registration/ financial verification process. Viewings will be booked by appointment only and are subject to availability. For more information, please call 01752 875075.

### STAMP DUTY LAND TAX

(SDLT) or Land and Buildings Transaction Tax (LBTT) may apply in certain circumstances. Buyers are advised to check their liability before proceeding with a purchase.



### MONEY LAUNDERING REGULATIONS:

In accordance with the Money Laundering Regulations, buyers will be required to provide identification documents at the point of offer acceptance.

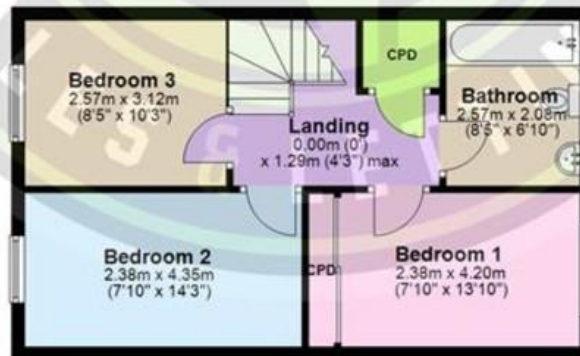
### GENRAL PROEPRTY DISCLAIMER:

Whilst every effort has been made to ensure the accuracy of these details, we cannot guarantee their completeness or correctness. Buyers are advised to conduct their own investigations before making any financial commitment.





PL20 6LF



The floor plans 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. Copyright Hindhead Property Limited 2023. Plan produced using PlanUp.

18 Mannamead Road, Plymouth,  
Devon, PL4 7AA

www.hindheadproperty.com  
enquiries@hindheadproperty.com  
01752 875075

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