



12 Harrowbeer Mews, Yelverton Price £189,950 Leasehold

This beautiful second floor one bedroom apartment is ideally suited to a working professional or a down size move to an easily maintainable home nestled in a small development with amenities on your doorstep. You enter into a sizeable hallway offering plenty of room to welcome in guests with access to all rooms and into a handy storage cupboard. There is a wonderfully light and airy kitchen/breakfast room with a very sociable layout which lends itself to evenings of entertaining friends with an open flow into the generous and very tastefully presented lounge. The master bedroom is a well proportioned space and includes a huge amount of fitted wardrobes which is perfect for those fashionista`s out there. The bathroom has been finished to a very high standard and offers an indulgent space for enjoying a long hot soak after a stressful day. The views from here would never become boring and you could watch the weather coming in from the tors in the distance. The property benefits from well maintained and cleaned common areas as well as a car park with a private space for this apartment and further guest parking available.

0.95%

Min Fee £1200
INCLUDING
VAT

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Communal Hall

You enter this attractive building into a spacious hallway which serves four apartments and offers space for the post and a staircase rises to the second floor where this specific apartment is located.

Second Floor

Apartment Hallway

You enter this apartment into a well proportioned hallway which offers plenty of space to greet guests and offer a cupboard to store their coats and shoes in. The combi boiler is also in situ here for easy access and is approximately 5 years old. There is access into the bedroom, bathroom and kitchen/breakfast room. There is a loft hatch and a light fitting.

Kitchen/Breakfast Room

13'7" (4.14m) x 9'7" (2.92m)

The modern fitted kitchen/breakfast room is a delightful space flooded with light and offers a seamless flow into the sizeable lounge which is lovely when enjoying sociable evenings with

friends and family. The kitchen includes cream gloss units with a complimenting solid oak work top. There is an integrated sink with drainer, fridge/freezer, dishwasher, double oven, hob, extractor, and washing machine. There is plenty of space for a table in the middle allowing friends to sit around whilst the chef cooks up a culinary delight all the while remaining interactive. There is spotlighting and a radiator.

Lounge

13'7" (4.14m) x 12'8" (3.86m)

The immaculate and well proportioned lounge is a really inviting space and has been tastefully presented offering a spot to simply slot furniture in and enjoy from day one. There are some spectacular views to enjoy out over the moorland watching the changing of the weather coming in. There is plenty of room for any configuration of sofa's and there is spotlighting and a radiator.

Bedroom One

10'7" (3.23m) To Wardrobe x 9'7" (2.92m)

The master bedroom is a lovely space with



neutral decor and beautiful bespoke made fitted wardrobes which really streamline the room. There is an abundance of wardrobe space which is great for those fashionista`s out there and there is a radiator and spotlighting.

Agents Comments

Lease length remaining is 994 years
Service charge is £275 per quarter
Council tax band is C
Postcode for Sat Nav is PL20 6WE

Bathroom

This luxurious bathroom has been well thought out and no expense has been spared in creating a sumptuous space which would enhance a long hot soak. There is a white bath with a power shower over and screen. There is a contemporary wc and a wash hand basin with an led mirror above. There is a towel heater which is a lovely addition on a cold winters morning. There is spotlighting and an extractor to conclude.

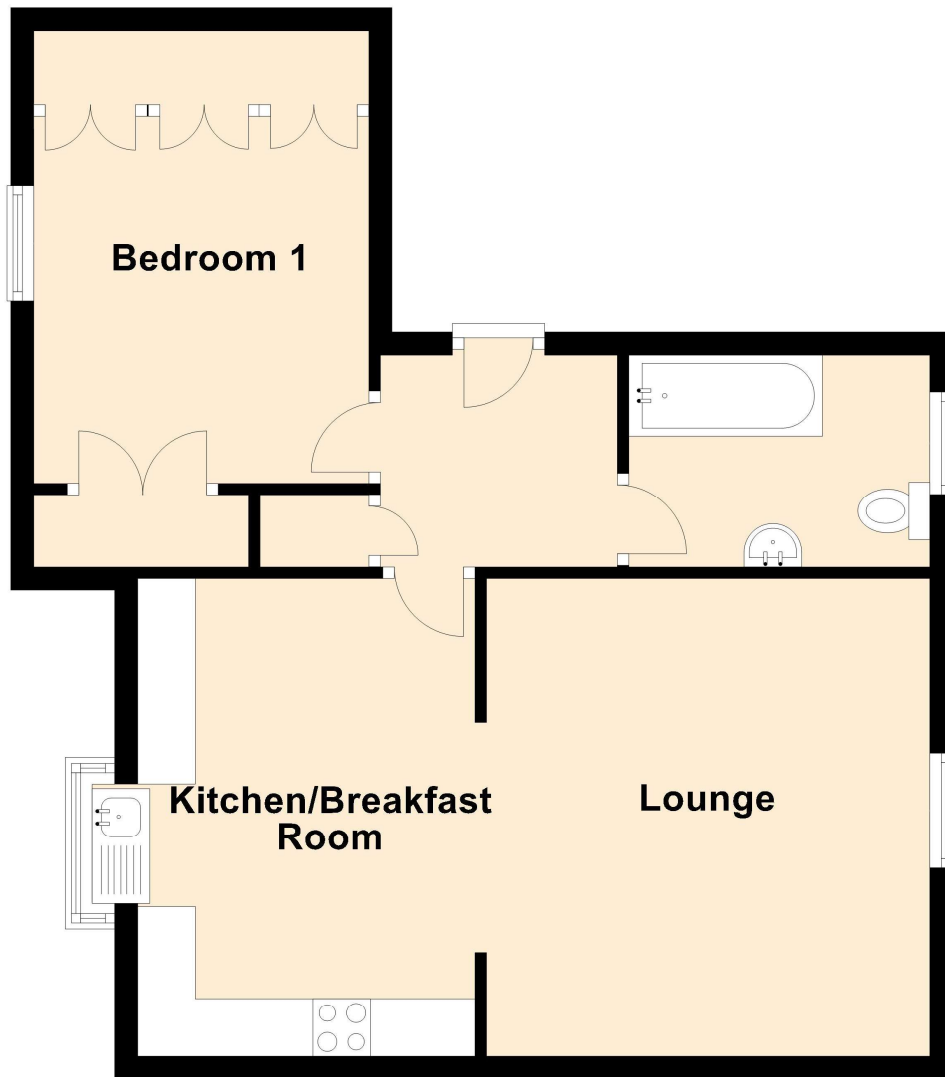
Outside

To the rear of the property is a private parking space along with additional guest parking ideal for visiting friends and family.



Second Floor

Approx. 51.9 sq. metres (558.8 sq. feet)



Total area: approx. 51.9 sq. metres (558.8 sq. feet)

Directions

Please contact the office for directions

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

Please Note The Following

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements, these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services, please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm.

We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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