



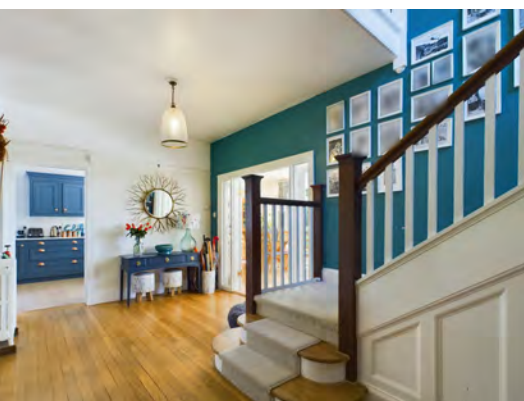
Bond
Oxborough
Phillips

Changing Lifestyles

Fratton
Golf Links Road
Yelverton
PL20 6BN



£2,750 Per Calender Month



Changing Lifestyles

01822 600700



- Exclusive 6 Month Let
- Available from the 1st of January 2025
- Handsome Detached Residence
- Highly Sought After Location
- Offering Five Bedrooms
- Kitchen/ Dining/ Living Room
- Study & Separate Family Room
- Five Double Bedrooms
- Four Bathrooms
- Two Acres of Ground
- Plenty of Off Road Parking



An exceptionally rare opportunity has arisen to rent a charming detached home from the 1920s for an exclusive six-month period, starting in January 2025. This residence has been meticulously updated by its current owners, resulting in a bright and spacious living environment spread across two floors.

Upon entering, you are greeted by a grand entrance hallway that flows seamlessly into an open plan kitchen, dining, and living area, with doors that open out to the expansive gardens. The ground floor also features a substantial utility/ boot room, a shower room, a large family room, a study, and a cloakroom.

Upstairs, the first floor boasts five generously-sized bedrooms. The master suite is particularly luxurious, complete with a chic en-suite bathroom featuring a roll-top bath, fitted wardrobes, and a private balcony. Two additional shower rooms serve the remaining bedrooms.

The property is accessed via a shared lane that leads to a private driveway, offering ample off-road parking. Set within two acres of grounds, the exterior includes a large patio and well-maintained lawns for easy upkeep. The lower part of the garden features an inviting raised deck area, perfect for enjoying the panoramic views.



Agents notes: 1) Please note this is for a 6 month term only and there is no option to extend the lease.

2) The landlords will be paying a gardening to cut the lawn.

3) There are currently chickens at the property and two cats. If the prospective tenant is interested, they could stay in situ.

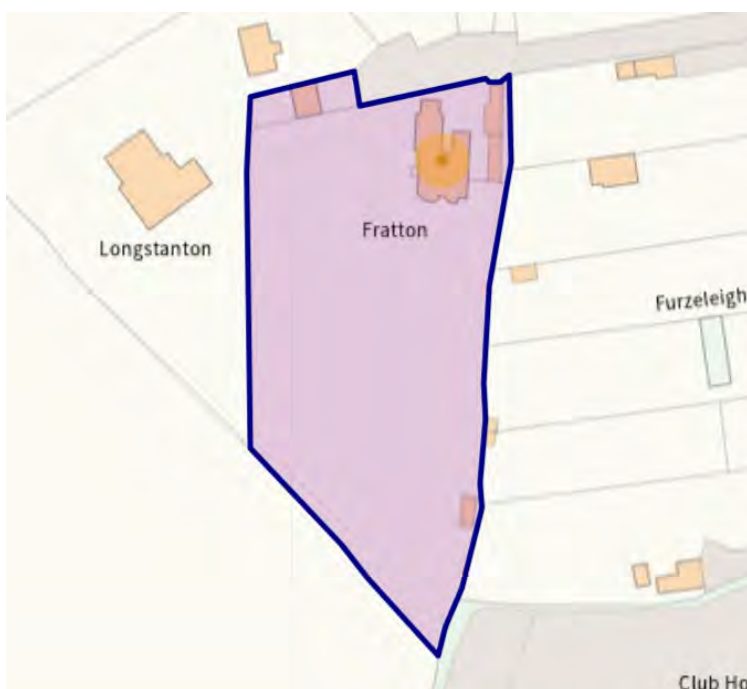
4) The property comes fully furnished. The landlords will remove all of their personal effects but all of the furniture will remain.

5) The rent is £2,750 per month with a deposit of £2,750.

Changing Lifestyles

Yelverton has a useful selection of shops, including the Coop supermarket, doctors, Dentist, delicatessen, hairdressers, garage, and hotel. The ancient stannary town of Tavistock is around 6 miles to the north, with the historic naval port of Plymouth about 10 miles to the south. Yelverton has regular bus services to both Tavistock and Plymouth, where the national rail network provides connections to London and countless other destinations. Plymouth also has cross-channel ferry services to both France and Spain.

Sporting and Leisure facilities throughout the region are excellent – the Cornish beaches are within striking distance, and with Dartmoor National Park extending to over 300 square miles of stunning open countryside, there is plenty for the outdoor enthusiast to find. Sailing and other water sports are available within the Tamar and Tavy estuaries, and there are golf courses at Yelverton and Tavistock with numerous others throughout the region. There are also opportunities to fish by arrangement on the rivers Tamar, Tavy and Walkham.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.