



MARY TAVY

O.I.R.O. £575,000

Spacious Detached Bungalow with Extensive Gardens

 3 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: E (48)

  
MILLER  
TOWN & COUNTRY





- » Spacious Detached Bungalow
- » 3 Bedrooms
- » Extensive Gardens Front & Rear
- » Outstanding Country Views to Dartmoor
- » 1 Double Garage, 1 Single Garage Workshop
- » Parking for Numerous Vehicles

## The Property

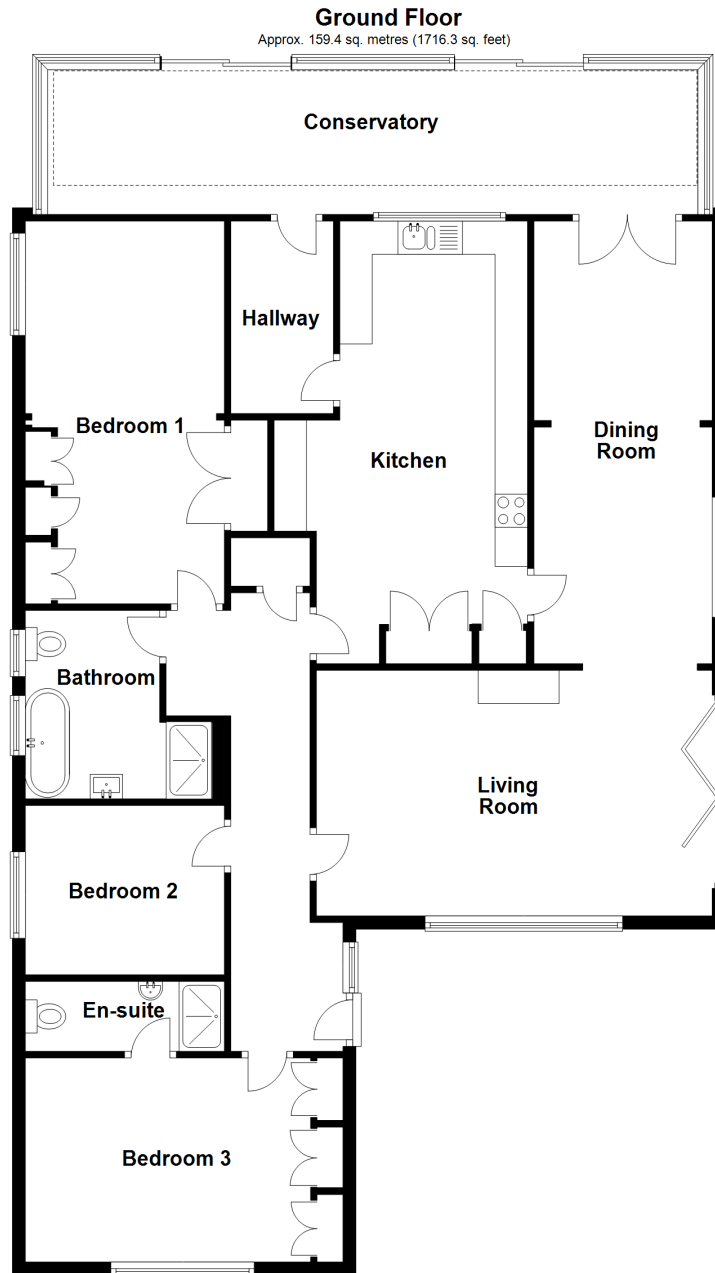
This exceptionally spacious detached bungalow with three bedrooms has been extended to create a wonderful light and airy home with a large kitchen/breakfast room, separate dining room and lounge. There is a conservatory running across the rear of the property and a useful utility room off the kitchen. The principal bedroom has its own ensuite shower room/WC, and the second bedroom has access to a Jack and Jill bathroom which also serves as the bathroom for bedroom 3.



**Location:** Located on the fringe of the village, the property enjoys a southerly aspect and is situated away from the main road in a quiet and peaceful location. The village of Mary Tavy has a thriving community with a Post Office and general store, public house, active village hall and outstanding Ofsted primary school. There is easy access to open countryside and moorland for those who enjoy walking and cycling. The property sits just over four miles from the busy market town of Tavistock and has easy access to the nearby town of Okehampton, which has a rail link to Exeter as well as access to the A30 corridor. The cities of Exeter and Plymouth are both easily accessible by car and there is a regular bus service from the village going in either direction.







Total area: approx. 159.4 sq. metres (1716.3 sq. feet)

## Accommodation

### Ground Floor

Entrance Hall 5'10" x 22'6"

Sitting Room 20'1" x 12'1"

Dining Room 9'0" x 22'4"

Kitchen/Breakfast Room 10'9" x 22'6"

Utility Room 5'2" x 9'11"

Conservatory 34'0" x 7'2"

Bedroom 1 16'1" x 9'11"

Ensuite 9'9" x 3'5"

Bedroom 2 9'6" x 19'6"

Jack & Jill Bathroom 9'11" x 9'3"

Bedroom 3 10'1" x 8'2"

### Outside

Garage 1 19'0" x 20'0"

Garage 2 9'5" x 19'8"

To the front of the property is an exceptionally large driveway providing ample parking for numerous vehicles as well as a detached single garage workshop and a further detached double garage. To the rear is an extensive area of level lawned garden with a variety of mature trees and shrubs, a greenhouse and useful timber garden shed.

**Services:** Mains electricity, water and drainage.  
Oil central heating.

**Council Tax Band:** E    **Tenure:** Freehold





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**VIEWING:**

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