



1 Great Fellingfield

Mary Tavy, Tavistock, Devon, PL19 9QQ



Price Guide £325,000 Freehold

A thoughtfully extended and well-maintained three bedroom detached bungalow that sits in a quiet spot off a country lane in the sought after Dartmoor village of Mary Tavy.

Clever design details by the architect Paul Brookes, in 2012, maximise the benefits of natural light with a gable enlargement to the original kitchen, creating a double aspect 20' kitchen/dining room with a vaulted ceiling, housing two roof lights, and by linking this space with the double aspect sitting room, with its deep bay window, ensuring all principal living spaces enjoy views of the garden. The further addition of an entrance porch with coats cupboard and a side aspect window throws light down a 23' hallway of which all rooms lead off. Layout of the kitchen units runs down two walls with cabinets having granite work tops over and a good range of built in appliances including a 'Lamorna' induction hob with oven beneath and extractor hood above.

Further improvements are a refurbished bathroom comprising a white three piece suite and an over bath Triton 'Rapide R2' electric shower with adjacent screen and heated towel rail. There is full uPVC double glazing, including front; rear and sliding patio doors out into the rear garden. Haverland electric radiators are in all rooms and in the hall is an airing cupboard with a 'Horstmann' Economy 7 Quartz immersion timer for the hot water tank. Loft access is also found in the hall with pull down ladder to an insulated loft space. It is understood that the cavity walls have been filled as stated in the EPC.

The property boundary is partly Devon hedge/part-fenced. And the garden is laid mainly to lawn augmented with plantings of various flowering shrubs, with some restoration necessary. A detached 18' garage with workbench to the rear, is set back down a long driveway providing ample parking for vehicles as does the frontage on the lane. There is also a free-standing garden shed to the rear.



ROOM MEASUREMENTS

Reception Hall	23' x 5'	(7.01m x 1.52m)
Sitting Room	16' x 15' 6	(4.88m x 4.72m)
Kitchen/Diner	20' x 11'	(6.10m x 3.35m)
Bedroom 1	11' 10 x 10' 8	(3.61m x 3.25m)
Bedroom 2	11' 3 x 8' 6	(3.43m x 2.59m)
Bedroom 3	11' 3 x 11'	(3.43m x 3.35m)
Garage	18' x 8' 6	(5.49m x 2.59m)

SITUATION

Mary Tavy is a well-situated village on the western edge of Dartmoor National Park and has its own primary school, General Store with Post Office. There is a local pub and slightly further away at Horndon and Lydford, respectively, renowned eateries, the Elephants Nest and Dartmoor Inn. Within easy reach are Okehampton with its own Cinema and a Waitrose and adjacent Lidl supermarket, and the thriving market town of Tavistock. Both towns offer ample other amenities you would anticipate for their size.

Cities – Exeter 35 miles; Plymouth 19 miles.

Towns – Tavistock 4 miles; Okehampton 12 miles.

Council Tax – Band E

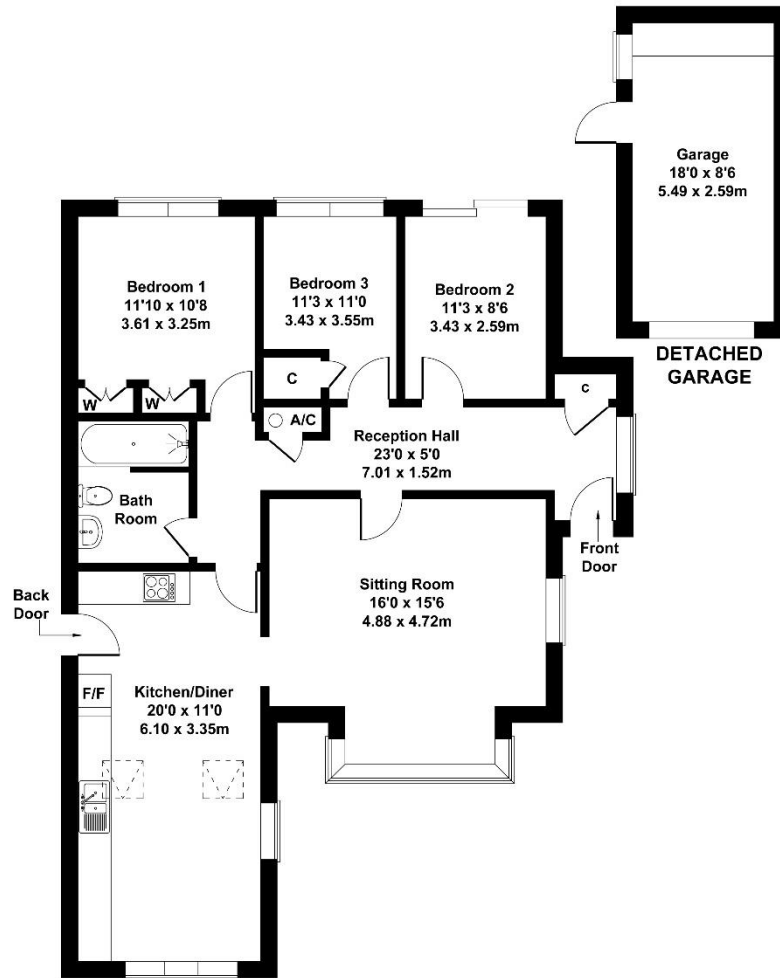
Local Authority – West Devon Borough Council.

Postcode for Sat Nav – PL19 9QQ



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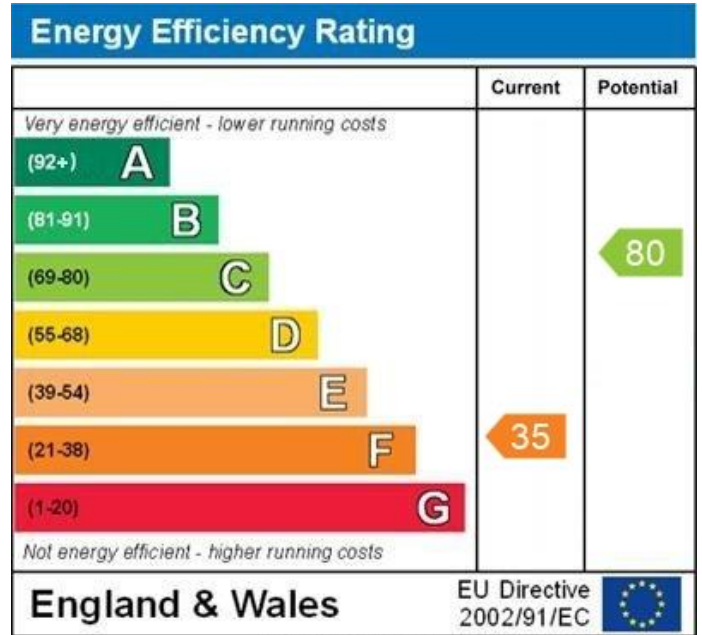
Approximate Gross Internal Area
 Banglow = 990 sq ft - 92 sq m
 Garage = 154 sq ft - 14 sq m
 Total = 1144 sq ft - 106 sq m



Not to Scale. Produced by The Plan Portal 2023
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IMPORTANT NOTICE/CONSUMER PROTECTION REGULATIONS

While we endeavour to provide accurate and reliable sales details, they are intended as a general guide only. If there is any point of particular importance to you, please make prior contact with our office, especially if you contemplate travelling some distance to view the property. The agent has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or a surveyor. Photographs produced with wide angle lens, unless stated. All measurements are approximate and calculated between the major prevailing and opposing wall/skirt board surfaces, subject to bays, alcoves, projections, etc. as quoted. In the case of an irregular size room an average measurement may be quoted.



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