



Kooshti Bok

Rushford, Lamerton, Tavistock, Devon, PL19 8RY

Guide Price £725,000



Property

Spacious versatile bungalow with four double bedrooms, three bathrooms, separate annex, double garage, ample parking, mature gardens and part wild garden leading to a small stream. The property was refurbished in 2021 and is situated on the edge of a sought-after village, set back from the road, just three miles from Tavistock town centre.

The accommodation briefly comprises: hall, sitting room, kitchen/dining room, utility room, porch/boot room, cloakroom, 4 double bedrooms (two with ensuite shower rooms) separate bathroom, separate detached annex, double garage and mature gardens.

Accommodation

The bungalow is accessed at the front and door opens into:

Spacious Hall

With good size storage cupboards and double doors leading to the sitting room, there is open access to the kitchen/dining room and access to three of the bedrooms and bathroom.

Sitting Room – 19' 3 x 15' 4 (5.86m x 4.68m)

Spacious room with marble fireplace housing LPG gas fire, double doors with side windows providing access to the rear garden, further door from here leads to:

Master Bedroom – 18' 9 x 9' 8 (5.71m x 2.95m)

With door to the rear providing access to the terrace and garden and windows to rear and side elevations, fitted wardrobes, door to:

Ensuite Shower Room – 9' 7 x 6' 5 (2.92m x 1.96m)

Fitted with walk-in shower cubicle, low level w.c. and wash hand basin, window to the front.



Double doors from Sitting Room provides access to:

Kitchen/Dining Room – 21' 8 x 15' 4 (6.61m x 4.67m max) reducing to 12' 4 (3.76m)

Spacious room fitted with a range of units and integrated appliances that include 4-ring induction hob with stainless steel hood over, electric oven and dishwasher, central island with further storage and breakfast bar, two windows overlooking the rear garden and door to:

Utility Room – 7' 7 x 5' 11 (2.32m x 1.80m)

Space and plumbing for automatic washing machine and space for dryer, window to the side.

From the kitchen there is access to:

Porch/Boot Room – 8' 10 x 7' 2 (2.70m x 2.18m)

With windows to the rear and side elevations and external door to the side providing access to the annex.



From the main hallway, doors lead to:

Bedroom 4 – 13' 1 x 9' 11 (3.98m x 3.02m)

Currently used as a study with window to the front.

Bedroom 2 – 12' 7 x 10' 5 (3.84m x 3.17m)

Window to the front, door to:

Ensuite Shower Room

Fitted with shower cubicle, wash hand basin and low level w.c.

An inner hall provides access to the bathroom and:

Cloakroom

With low level w.c. and wash hand basin.

Bathroom – 7' 7 x 6' 8 (2.30m x 2.02m)

Fitted with panelled bath, separate shower cubicle, wash hand basin and low level w.c., window to the side.

Bedroom 3 – 12' 1 x 10' 11 (3.68m x 3.34m)

Window to the front.

From the Porch/Boot Room, an external door provides access across the pathway to:

Detached Annex – 19' 9 x 15' 9 (6.01m x 4.79m)

With shower room and open plan bedroom/sitting room with obvious scope for alternative use, there are windows to the front and side elevations.

On the opposite side of the lane there is access to:

Detached Double Garage – 20' 4 x 20' (6.21m x 6.10m)

Service door to the side, two up and over doors and two small windows, there is also additional parking adjacent to the garage.

Outside

At the front of the bungalow there is a brick paved driveway providing ample off road parking.

Gardens

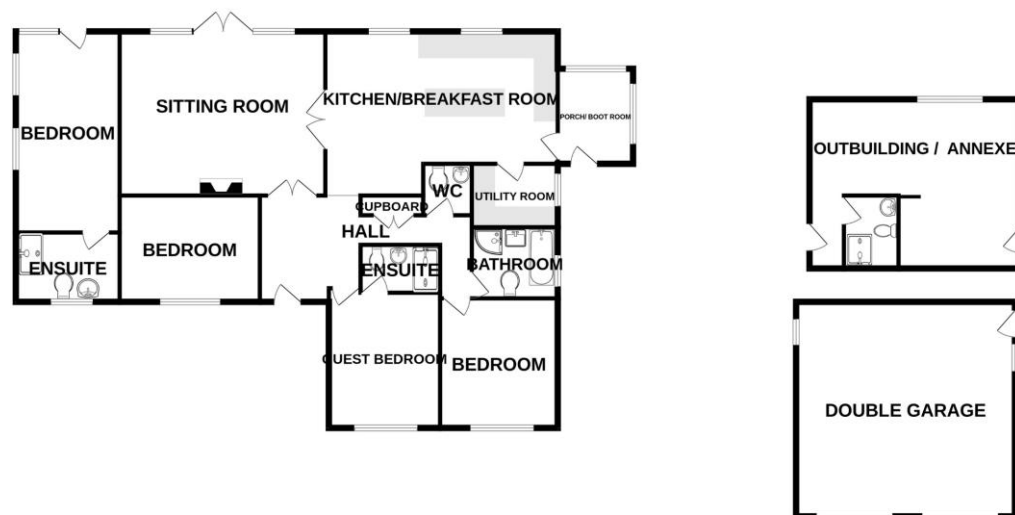
The mature gardens are a particularly attractive feature and extend to the rear of the property with a wide variety of shrubs, plants and boarding shrubs. There is a large paved terrace that is accessible along the rear of the bungalow, with steps leading down to the garden. A timber gate at the rear of the garden leads to a wild garden area with specimen trees and access to a small stream.

COUNCIL TAX BAND: E

LOCAL AUTHORITY: West Devon

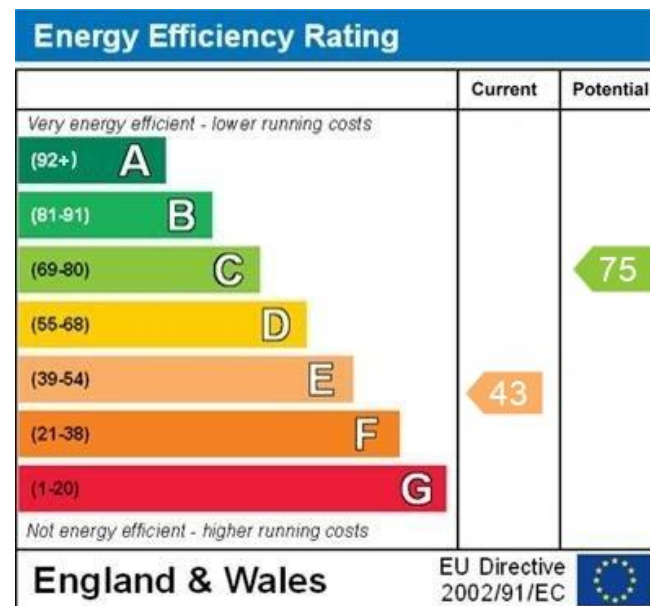
POSTCODE FOR SATNAV: PL19 8RY

GROUND FLOOR
2297 sq.ft. (213.4 sq.m.) approx.



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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