



12 Moor View

Mary Tavy, Tavistock, Devon, PL19 9QH

Price Guide £340,000



Property

'No Onward Chain'. Detached three bedroom bungalow with delightful southwest facing private garden, situated in a well-established residential road in a sought-after Dartmoor village within easy access to the expanse of Dartmoor National Park. Internal viewing is strongly recommended.

The accommodation briefly comprises: Porch, entrance hall, sitting room/dining room, kitchen, three bedrooms, bathroom, garden room, garage, gardens, solar panels benefiting from reduced electricity bills and recently replaced modern electric storage heaters.

Accommodation

UPVC double glazed door to:

Porch

With coat hooks, door to:

Entrance Hall

Electric storage heater, built-in storage cupboard, access to spacious loft with ladder, providing ample storage.

Sitting/Dining Room – 16' 11 x 11' 9 (4.91m x 3.64m) exc bay

Dual aspect room with UPVC double glazed Bay window to front and further double glazed window to the side, two electric storage heaters, door to:



Kitchen – 9' 7 x 8' 1 (2.95m x 2.46m)

Range of wall and base cupboards with stainless steel sink and mixer taps, space for cooker with stainless steel cooker hood above, space and plumbing for automatic washing machine and space for tumble dryer, double glazed window to the front and double glazed external door to the side of the property.

Bathroom – 7' 8 x 6' 3 (2.39m x 1.91m)

Fully tiled walls and floor and fitted with modern white suite comprising panelled bath with mixer taps, low level w.c., pedestal wash hand basin, separate shower cubicle with Mira electric shower, wall mounted electric heater, heated towel rail, spotlights and obscure double glazed window to the side.



Bedroom 1 – 11' 9 x 10' 5 (3.64m x 3.21m)

Double glazed window to the rear, electric heater.

Bedroom 2 – 10' 7 x 8' 4 (3.27m x 2.56m)

Double glazed window to the rear overlooking the delightful garden, electric heater.

Bedroom 3 – 10' 7 x 6' 4 (3.27m x 1.96m) inc cupboard recess

Built-in cupboard/wardrobe with hanging rail, electric heater, French doors lead into:

Garden Room – 9' 2 x 8' 4 (2.81m x 2.57m)

Doors providing access to the rear garden.

Outside

A driveway to the side of the property provides off road parking for several vehicles and leads to the garage.

Gardens

The gardens are a particularly attractive feature of the property, with open plan front garden that includes a lawn and flower/shrub borders. A gate provides access to the side entrance and leads to a pretty courtyard with specimen plants and shrubs. A wooden gate leads to the wonderful mature rear garden, with south-west back drop overlooking the mature hedges at the rear.



Gardens Continued

The garden is well stocked with a wide variety of trees shrubs, plants, flower beds, expanses of lawn, ornamental pond, seating areas which also includes a circular patio, making a perfect space for outside dining. Within the garden there is also an outside water tap/hose, potting shed and compost area.

Garage – 18' 4 x 8' 4 (5.60m x 2.55m)

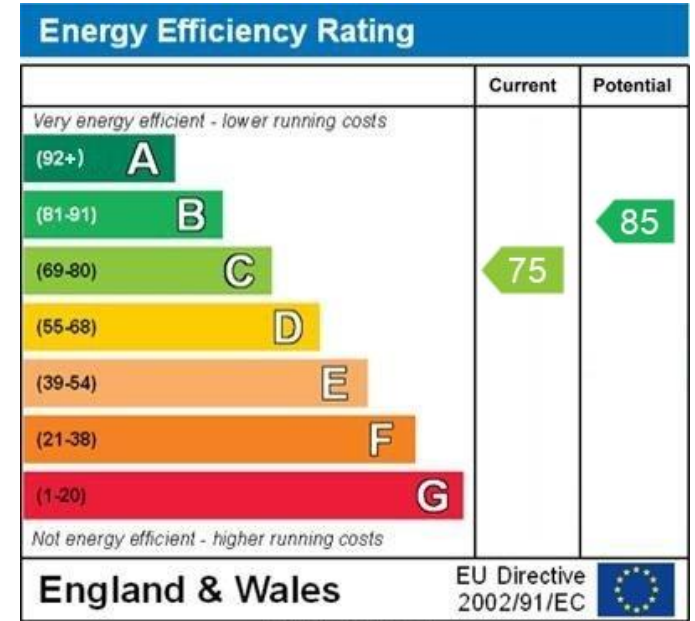
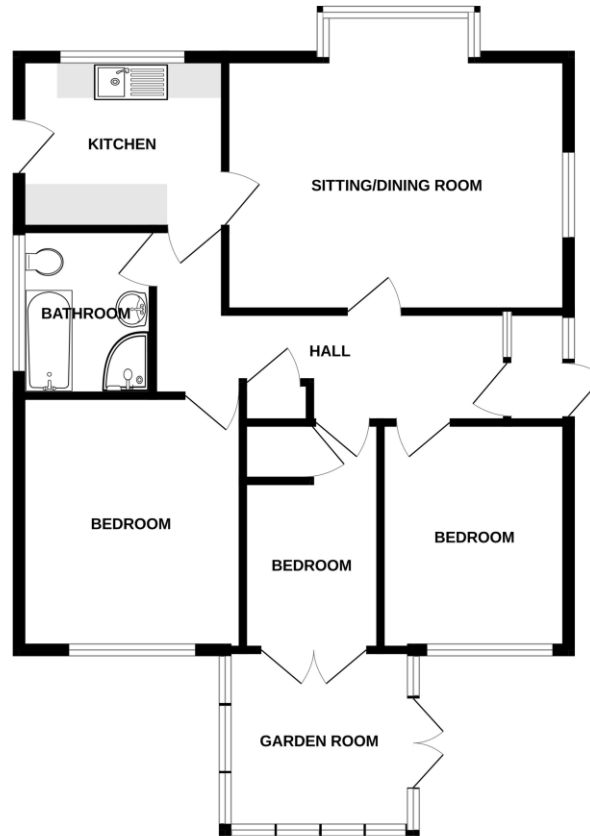
With up and over door, light and power connected.

COUNCIL TAX: Band C

LOCAL AUTHORITY: West Devon

POSTCODE FOR SAT NAV: PL19 9QH

GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



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VIEWINGS STRICTLY BY APPOINTMENT

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