



Town • Country • Coast



Otter Cottages, Tavistock

Guide Price £285,000



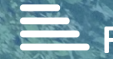
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Ottery Cottages, Tavistock

Situated in a sought after rural area on the fringe of Tavistock this well presented, two bedroom terraced cottage boasts immense character and charm. Near to local amenities, whilst also offering a feeling of seclusion and peace, this property would make the perfect home. It offers spacious living accommodation with a large living/dining area, underfloor heating and a kitchen/breakfast room, complete with an Aga, to the rear. A feature granite fireplace, with wood-burning stove, creates a focal point in the living room. There are stunning views across the countryside from the front of the property. To the rear, just off the kitchen, is a gravelled courtyard area offering the perfect space for Al Fresco Dining.



On the first floor, the character of the property continues. The rope banister carries the cottage feel up the stairs into the second bedroom where there are views out onto the rear garden. The family bathroom is adjacent and also rear aspect. The bathroom benefits from a matching three piece suite with shower over bath. The master bedroom has beautiful views over the countryside as well as built in storage, reducing the need for freestanding bedroom furniture.



Outside, as well as the gravelled courtyard, there is a rear garden accessed via a communal path and then through an archway of roses. This space is filled with beautiful flowers, mature shrubs and a greenhouse. There is also plenty of space to sit and enjoy the sunshine.





Living / Dining Room

19'6" x 13'1"36'1" (5.95 x 4'11)

Kitchen

13'1" x 8'3" (4 x 2.54)

Bedroom One

12'4" x 8'5" (3.78 x 2.57)

Bedroom Two

8'1" x 7'6" (2.48 x 2.29)

Bathroom

8'0" x 6'1" (2.44 x 1.86)

EPC

30/F

Tenure

freehold

Services

Mains electricity, water. Private gas and drainage (shared septic tank)

Council Tax Band

B

Situation

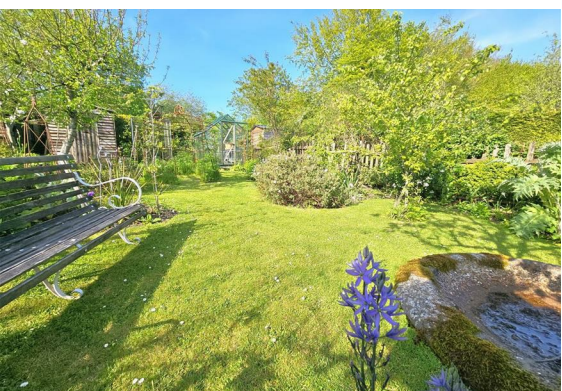
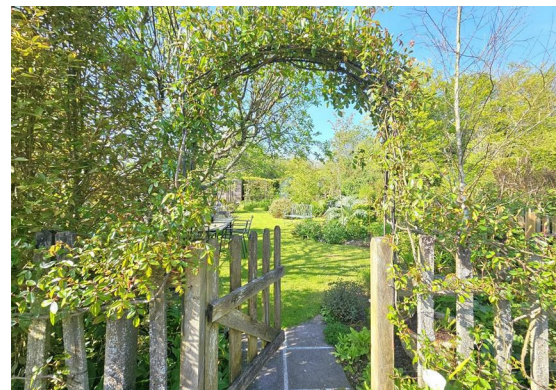
Located just a few miles from the Stannary town of Tavistock which offers a wide range of amenities and easy access to Dartmoor National Park. The city of Plymouth and town of Launceston are also easily accessible by car. The property sits in a quiet rural hamlet with the local pub at Chipshop only a few minutes' drive away. There are local primary schools at Gulworthy, Lamerton and Tavistock, with secondary schooling in Tavistock along with Mount Kelly for those looking for public schooling.

Direction

From Tavistock take the A390 towards Gulworthy, at the round-a-bout turn right. After a short distance the turn right at the Copper Penny Inn. The hamlet of Ottery is a short drive away with the property on the left hand side.

Agents Note

Please note that there is a right of way across the back of the property ONLY for neighbours to get to their respective property. All homeowners in the terrace upkeep this area of land as a collective.



Floor Plan



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

