



Town • Country • Coast



Edgumbe Terrace

Milton Abbot, Tavistock

Guide Price £220,000



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A much improved two-bedroom End of Terrace cottage, located on the fringe of the popular village of Milton Abbot with private parking and the benefit of an outbuilding.

This cottage retains many character features whilst including an opening fireplace and exposed internal stone walling.

The property boasts two double bedrooms with stunning countryside views to the front whilst backing onto an open field to the rear, providing a rural feel, whilst being close to local amenities.

A well-proportioned front garden is mainly laid to lawn with steps leading down to private parking for 2/3 vehicles with a further garage and outbuilding located within close proximity.





Entrance Porch

Living Room

18'9 x 10'7 (5.72m x 3.23m)

Kitchen/Dining Area

19'10 x 7'10 (6.05m x 2.39m)

First Floor Landing

Bedroom 1

11'2 x 10'06 (3.40m x 3.20m)

Bedroom 2

11'9 x 8'4 (3.58m x 2.54m)

Bathroom

8'3 x 5'9 (2.51m x 1.75m)

Tenure

Freehold

Services

Mains electricity and drainage. Private water. Heating from wood burner and electric heaters.

Council Tax Band

B

EPC

TBC

Situation

The pretty West Devon village of Milton Abbot has a primary school, well respected public house and thriving village community spirit and village hall. A more comprehensive range of shopping facilities can be found at the award winning market town of Tavistock nearby. Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

Directions

Approaching Milton Abbot from Tavistock, drive through the village, passing the primary school on your right. After a short distance, turn right immediately after the pub 'The Edgcombe Arms' into Edgcombe Terrace where the property can be found after a short distance on your right.

Agent's note

There is a right of way to the spring overflow at the back of the property which is only for the residents of the terrace.



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.

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Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

