

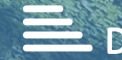


Town • Country • Coast



Mary Tavy, Tavistock

Guide Price £445,000



Mary Tavy, Tavistock

A rare opportunity to purchase a three bedroom detached bungalow nestled in the heart of the old part of this sought after moorland village of Mary Tavy. Enjoying views of the Church and Cox Tor. Located on the doorstep of a popular cycle route, providing access onto open moorlands and into Tavistock.

This well presented home has been much improved by the current owners. Boasting ample parking and located in a central position with surrounding gardens, offering an abundance of season colour via a variety of plants, shrubs and bushes. The property offers an elevated position offering a large degree of privacy.

The accommodation comprises an entrance hall which then leads to a generous living room with an attractive fireplace housing a woodburning stove, together with a storage cupboard. The panoramic windows let in plenty of natural light and enjoy views overlooking the gardens. An open plan kitchen/dining room is well fitted with a range of wall and base units incorporating a ceramic 1.5 bowl sink unit, built-in electric fan oven, gas hob with extractor over and space for white goods. Ample space for family dining and a floor mounted combination oil fired boiler providing central heating and hot water. From the kitchen a door leads into a conservatory which is useful for utility white goods if required. There are three good sized bedrooms, all with built-in wardrobes and a family bathroom with bath and separate shower cubicle, basin and WC.

Outside, the gardens are a particular delight with an abundance of mature flowering shrubs and plants, lawned area, with some steps leading to a further gravelled patio area which is a superb spot to relax and enjoy views of the Church and Cox Tor. A gravelled area to the side also has a useful metal store shed. The driveway provides ample parking.





Entrance Hall

Living Room

13'8 x 11'8 (4.17m x 3.56m)

Conservatory

11'11 x 6'0 (3.63m x 1.83m)

Kitchen/Dining Room

20'8 x 11'4 (6.30m x 3.45m)

Bedroom 1

11'6 x 9'7 (3.51m x 2.92m)

Bedroom 2

10'9 x 9'6 (3.28m x 2.90m)

Bedroom 3

9'2 x 8'10 (2.79m x 2.69m)

Family Bathroom

10'3 x 8'2 (widest point) (3.12m x 2.49m (widest point))

Tenure

Freehold

Services

Mains electricity, private gas, mains water and drainage and oil fired central heating.

EPC

D56

Council Tax Band

D

Situation

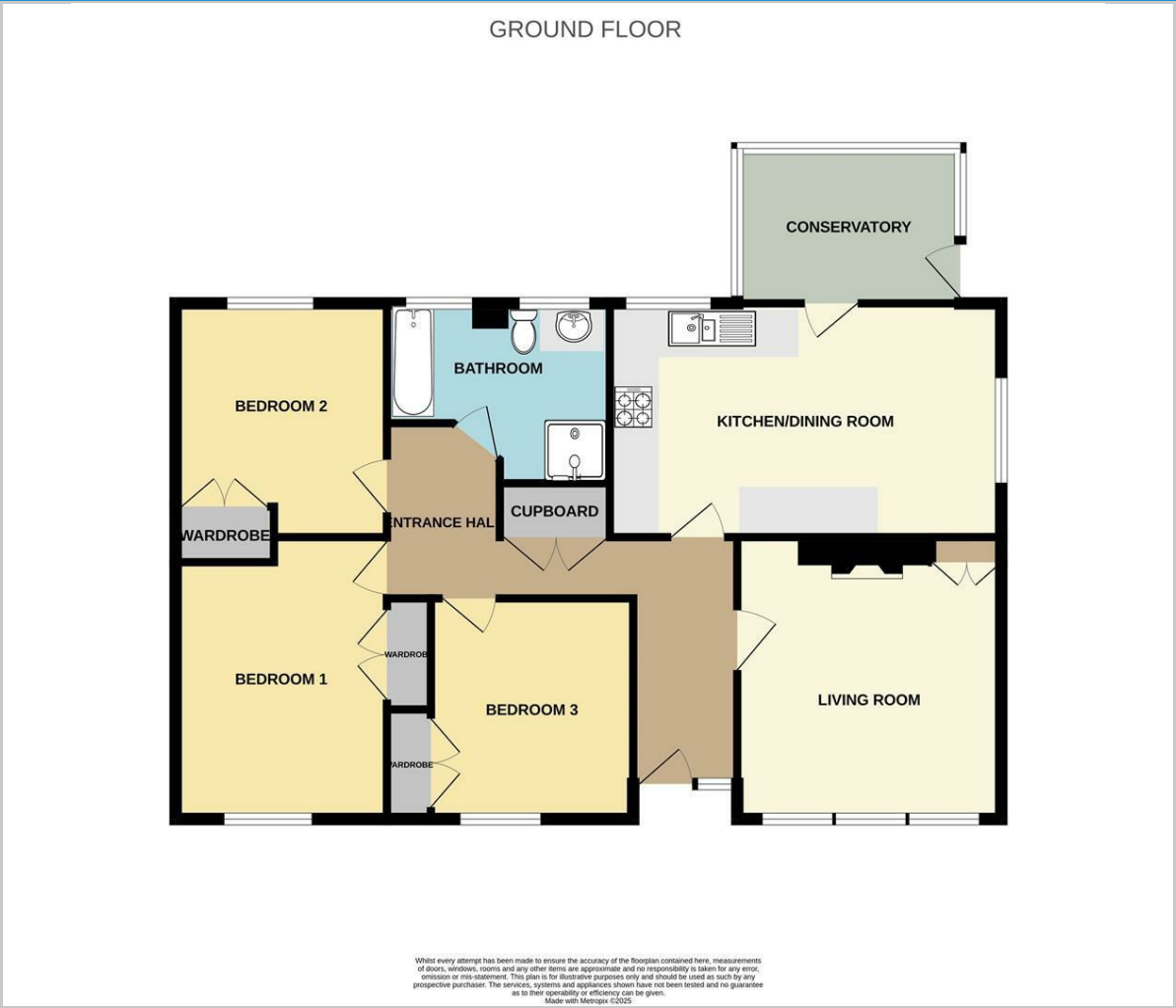
The property is located within the popular moorland village of Mary Tavy which is approximately 4 miles from the market and ancient stannary town of Tavistock. Mary Tavy offers a good range of village amenities including a popular public house, well patronised post office/general store, well regarded county primary school, community centre and direct access onto Dartmoor. The nearby market town of Tavistock offers a more comprehensive range of shopping, banking and secondary schooling facilities as well as numerous leisure facilities which include tennis and bowling clubs, indoor swimming pool and 18 hole golf course. The city of Plymouth lies approximately 20 miles distant, and offers a complete range of retail outlets as well as road, rail and air links alongside continental ferry services.

Directions

From Tavistock follow the A386 towards Okehampton and upon reaching Mary Tavy just before the pub, turn right and follow this road over the small bridge, then turn left towards the primary school where the property can be found on the right hand side just before the thatched cottage.



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 firms 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

