



Town • Country • Coast



Church Lane

Calstock,

Guide Price £425,000





## Church Lane

Calstock,

A spacious and well presented 3 bedroom detached bungalow situated in a tucked away position on the edge of this popular riverside village. The property has an enclosed garden offering privacy, driveway parking and a single garage.

The accommodation includes an impressive dual aspect, open-plan living room, dining room and kitchen which provides a fantastic main living space. All 3 of the bedrooms are double bedrooms with fitted in wardrobes. The main bedroom has sliding doors to a patio area at the rear of the property. There is a well appointed bathroom which has a bath and shower, utility room and a cloakroom with a WC.

The property has been updated with eco improvements including solar panels and air source heat pump to improve the running efficiency. The property enjoys a fantastic location, offering privacy yet only a very short walk away from the Train Station which has a direct line into Plymouth with the many village amenities also within walking distance.

There is driveway providing parking at the side and a large detached single garage with electric and heating. There is an enclosed lawned garden at the front, a patio at the rear and an impressive enclosed garden at the side which includes an extensive patio which includes an outdoor entertaining area and a lawned garden.







## Entrance Hallway

## Living Room / Kitchen

19'7" x 24'2" (5.97m x 7.38m )

## Utility Room

8'3" x 8'9" (2.53m x 2.68m )

## Cloakroom

5'1" x 3'9" (1.56m x 1.16m )

## Bedroom 1

8'2" x 8'4" (2.51m x 2.55m )

## Bedroom 2

12'1" x 11'11" (3.69m x 3.65m )

## Bedroom 3

11'10" x 9'9" (3.61m x 2.99m )

## Bathroom

8'8" x 8'7" (2.65m x 2.64m )

## Services





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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Area Map



Energy Efficiency Graph

