



Town • Country • Coast



Peter Tavy, Tavistock

Guide Price £550,000



3



1



2



D



Peter Tavy

Tavistock

Are you a keen gardener, also looking for the perfect view? Then this could be the one. Set on the outskirts of this highly sought after moorland village, backing onto open countryside and the moors is this substantial detached three double bedroom bungalow with two reception rooms plus a garden room, overlooking extensive and immaculately landscaped established gardens. A gravelled driveway sweeps around the bungalow to a double carport at the rear.

Being highly efficient to run, boasting privately owned solar panels and heating via ground source heat pump. An attractive colonial style veranda leads to a welcoming entrance hall. There are two generous reception rooms, a sitting room with gas fire and dining room with woodburning stove. The kitchen is well fitted with a range of wall and base units, together with a dual fuel range cooker. Opening into the delightful garden room, enjoying stunning views across the gardens, countryside and Dartmoor.

Within the hall, access via loft ladder leads to a large fully boarded loft which has potential to create into further accommodation, subject to the necessary planning consent. There are three double bedrooms and a well appointed, recently refitted shower room, with large walk-in shower, mains fed rainfall and detachable shower heads over. To the rear, a further door gives access into a cloakroom and utility/workshop, housing the ground source heat pump, solar panel inverter, a Belfast sink and space for white goods.

Approached through timber gates onto a gravelled driveway, which sweeps around to the rear double carport, ample parking for several vehicles. Front level lawned gardens, bordered by mature hedging for privacy. The rear gardens are a particular feature of this property, providing all round colour, many seating areas, established shrubs, many fruit trees and fish pond. There are two terraces for entertaining or dining al fresco, with barbecue area and useful store shed.

Guide Price £550,000



Entrance Veranda

Entrance Hall

Sitting Room 13'10" x 11'10" (4.24m x 3.63m)

Dining Room 13'10" x 13'6" (4.24m x 4.14m)

Kitchen
13'3" narrowing to 7'3" x 13'9" narrowing to 8'8" (4.06m narrowing to 2.21m x 4.21m narrowing to 2.66)

Garden Room 12'10" x 8'7" (3.93m x 2.64m)

Bedroom 1 11'7" x 11'5" (3.55m x 3.50m)

Bedroom 2 15'1" x 13'9" (4.62m x 4.21m)

Bedroom 3 13'7" x 10'4" (4.16m x 3.17m)

Shower Room 8'6" x 5'8" (2.61m x 1.75m)

External Utility 12'0" x 8'1" (3.66m x 2.47)

Adjoining Cloakroom

Double Carport



Directions



Services

Mains water and electricity. Central heating via ground source heat pump. Privately owned solar panels with battery backup. Private drainage to septic tank. Calor Gas fire to Sitting Room and to Range Cooker.

Local Authority

West Devon Borough Council - Tax Band D.

EPC

D68 - carried out prior to Solar Panel installation.

Tenure

Freehold

Situation

Peter Tavy is a village 3 miles along the A386, North-East of Tavistock, Devon, England; it is named after the River Tavy. Tavistock is an ancient stannary and market town within West Devon, England.

Directions

Head out of Tavistock on the A386 towards Okehampton. Passing Mount Kelly school on your left, follow this road and take the right hand turning signposted Peter Tavy. Continue along this road, passing over the small bridge and following the road up the hill, where the property will be the first bungalow on your left hand side.

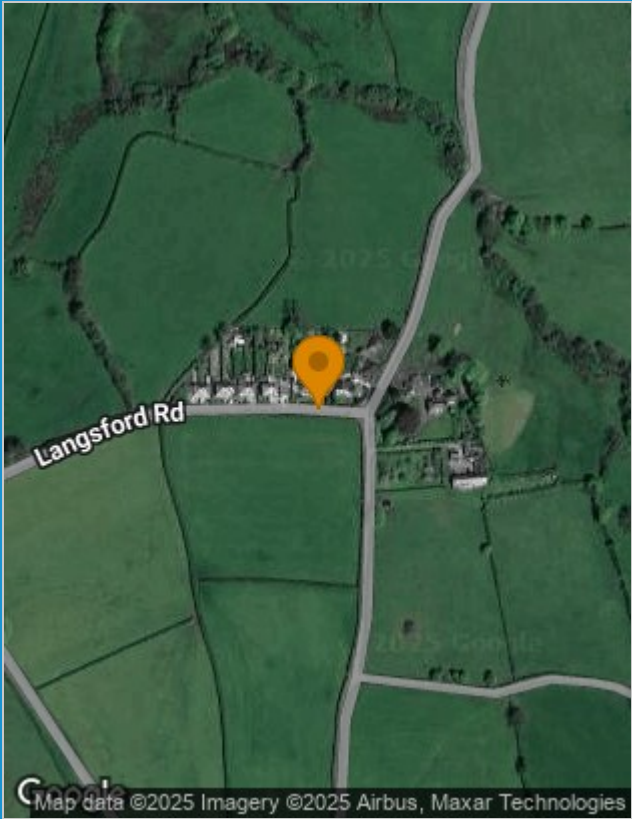




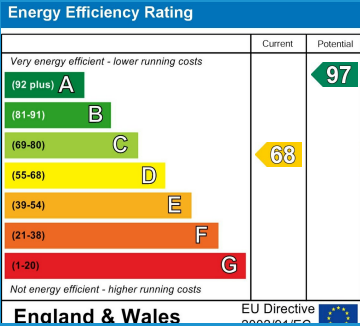
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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