



Tanera-Mor

GUIDE PRICE **£550,000**

Spacious Detached Bungalow with Extensive Gardens

MARY TAVY

MILLER TOWN & COUNTRY  
exp UK





- » Spacious Detached Bungalow
- » 3 Bedrooms
- » Extensive Gardens Front & Rear
- » Outstanding Country Views to Dartmoor
- » 1 Double Garage, 1 Single Garage Workshop
- » Parking for Numerous Vehicles

## The Property

This exceptionally spacious detached bungalow with three bedrooms has been extended to create a wonderful light and airy home with a large kitchen/breakfast room, separate dining room and lounge. There is a conservatory running across the rear of the property and a useful utility room off the kitchen. The principal bedroom has its own ensuite shower room/WC, and the second bedroom has access to a Jack and Jill bathroom which also serves as the bathroom for bedroom 3.



## Outside

To the front of the property is an exceptionally large driveway providing ample parking for numerous vehicles as well as a detached single garage workshop and a further detached double garage. To the rear is an extensive area of level lawned garden with a variety of mature trees and shrubs, a greenhouse and useful timber garden shed.



**Agent's Note:** Restrictive covenants apply, please view title available from Miller Town & Country









## Location

Located on the fringe of the village, the property enjoys a southerly aspect and is situated in a quiet and peaceful location. The village of Mary Tavy has a thriving community with a Post Office and general store, public house, active village hall and outstanding Ofsted primary school. There is easy access to open countryside and moorland for those who enjoy walking and cycling. The property sits just over four miles from the busy market town of Tavistock and has easy access to the nearby town of Okehampton, which has a rail link to Exeter as well as access to the A30 corridor. The cities of Exeter and Plymouth are both easily accessible by car and there is a regular bus service from the village going in either direction.

## KEY INFORMATION

 3 Bedrooms	 EPC Rating: E (48)
 2 Bathrooms	 Council Tax Band: F
 2 Reception Rooms	 Tenure: Freehold
 Single & double garage & driveway	 Broadband: FTTC
 Not Listed	 Mobile Signal: Inside Limited, Outside: Likely
 Heating: Oil	 Not suitable for wheelchair users
 Utilities: Mains electric, water and drainage	
 Restrictions: Yes - please agents note	
 Easements, Wayleaves: Yes	
 Public Rights of Way: None	
 Flooding: None known	
 Notable Construction Materials: Yes - artex	
 Building Safety Concerns: None known	
 Mining Area: Yes	
 Planning Permission / Proposed Developments: None known	

## Miller Town & Country powered by eXp

01822 617243 | tavistock@millertc.co.uk

www.millertc.co.uk

2 Drake Road, Tavistock  
Devon, PL19 0AU



### VIEWING:

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

CONSUMER PROTECTION FROM  
UNFAIR TRADING REGULATIONS 2008:  
These particulars are believed to  
be correct but their accuracy is not  
guaranteed nor do they form part of any  
contract.

