



TAVISTOCK

O.I.R.O £489,750

Detached 3 Bedroom Bungalow in Sought After Location

 3 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: TBD

  
MILLER  
TOWN & COUNTRY



- » Sought After Location
- » Near Whitchurch Down & Tavistock Golf Club
- » Beautifully Presented Detached Bungalow
- » Attractive Landscaped Rear Gardens
- » Predominantly Level Plot
- » Double Garage

## The Property

Situated in a highly sought after location just a short walk from Whitchurch Down and Tavistock Golf Club, this beautifully presented detached bungalow sits on a deceptively spacious plot with attractive landscaped gardens enjoying a Southerly aspect to the rear.



The property has been updated within the current ownership and flows well, with three double bedrooms, all with built in wardrobe and two modern bathrooms, one of which is en-suite to the principal bedroom. There is a modern kitchen/diner, and a south facing comfortable sitting room with double french doors leading out to the rear gardens.



## Location

The historic and pretty town of Tavistock offers a wide range of local amenities and leisure facilities along with primary and secondary schooling as well as public schooling at Mount Kelly College. Sitting on the western fringe of Dartmoor National Park there is easy access to wide expanses of open countryside and the nearby cities of Plymouth and Exeter are both easily accessible by car or bus

## Accommodation

### Ground Floor

Hall 12'20" x 9'5" (L-Shape)

Kitchen/Dining Room 13'11" x 14'2"

Sitting Room 11'4" x 13'1"

Bedroom 1 11'4" x 9'9"

En-Suite 7'5" x 3'1"

Bedroom 2 8'7" x 13'0"

Bathroom 7'6" x 5'10"

Bedroom 3 10'6" x 5'10"

Garage 17'9" x 17'2"

### Outside

The gardens to the front and rear have been thoughtfully landscaped to display colour throughout the whole year. The rear garden offers a wonderful array of areas to relax, or dine alfresco throughout the summer months. There is a level lawn and planted beds and borders along with pleasant views across the valley and town. To the side of the property is a driveway for two cars, and a double garage.

**Services:** Mains electric, water, drainage and gas. Fibre broadband connected and landline connected

**Council Tax Band:** D

**Tenure:** Freehold



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**VIEWING:**

Strictly through the vendor's sole agents

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Okehampton 01837 54080

**Council Tax Band:**

**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.

