



LITTLE FIRS

OFFERS OVER £400,000

Detached 3 Bedroom Bungalow in Prestigious Location

 3 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: D (58)

MILLER TOWN & COUNTRY
exp UK



- » Spacious Detached Bungalow
- » Sought After Location
- » Short Walk to Open Moorland
- » Level, Generous Gardens & Parking
- » Quiet Tucked Away Location
- » Built by a Local Builder
- » Close Proximity to Amenities
- » Available with No Onward Chain!

The Property

This detached bungalow sits a short way down a private track off Chollacott Lane, which is one of the areas most preferred locations, within easy reach to open moorland and the local golf club. There are attractive level gardens that wrap around the property with patio garden and level lawn as well as a private drive providing off road parking for several cars. Across a good part of the front of the property is a covered veranda style storm porch. Internally there is a hallway, L-shaped living /dining room and separate kitchen. Two double bedrooms are on the ground floor as well as a shower room/WC, and stairs lead up from the hall to a large third attic bedroom with lovely rooftop and country views.

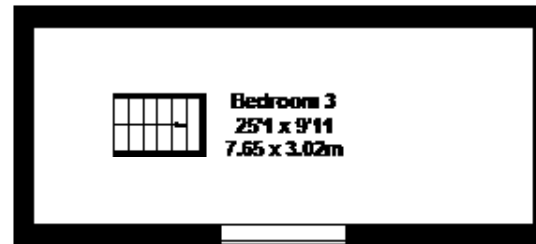
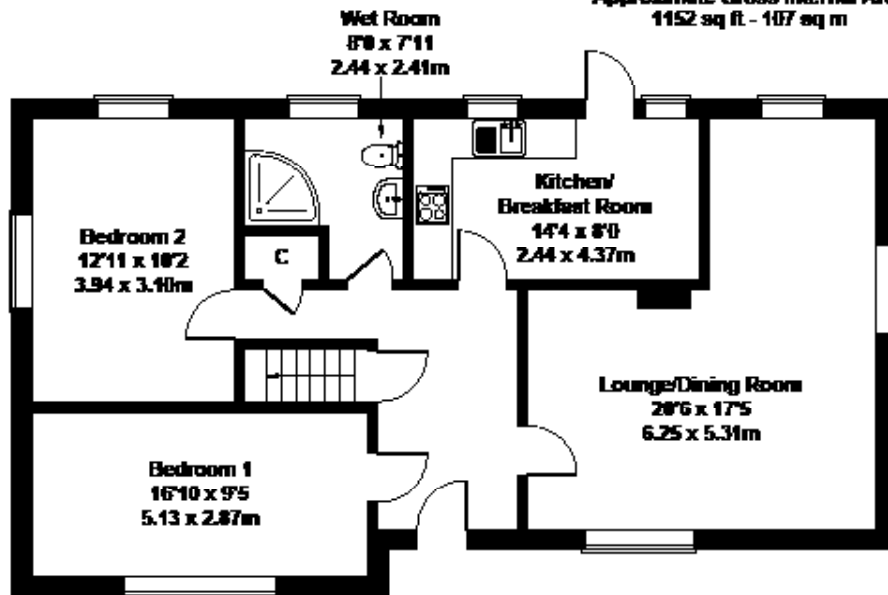


Location

Located off one of the areas most prestigious roads in a tucked away location, the property is within easy access of the amenities within Whitchurch village and also that of Tavistock town. Set on the western fringe of Dartmoor National Park. The nearby maritime city of plymouth is also easily accessible by car or by bus.

Little Firs

Approximate Gross Internal Area
1152 sq ft. - 107 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Accommodation

Ground Floor

Entrance Hall 12'6" x 12'11"

Kitchen 14'4" x 8'0"

Living/Dining Room 17'5" x 20'5"

Bedroom 1 16'10" x 9'5"

Bedroom 2 12'10" x 10'2"

Bathroom 7'11" x 7'0"

Loft

Bedroom 3 25'1" x 10'2"

Outside

The property is accessed off a private track and a gateway leads into a private drive providing parking for several cars. There is space, subject to the necessary planning consents to build a garage or carport if required. There are level gardens that wrap around all sides of the bungalow with lawn to front and side with walled gardens and Devon banks. There are some well established shrubs and trees on the boundary. To the rear are raised flower bed and a paved patio garden. The property and majority of the gardens enjoy a southerly aspect.

Services:

Mains electricity, water and drainage. We understand that there is mains gas nearby. Broadband connected,.

Council Tax Band: D

Tenure: Freehold



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01837 54080 | okehampton@millertc.co.uk

www.millertc.co.uk

2 Jacob's Pool House, 11 West Street,
Okehampton, Devon, EX20 1HQ



VIEWING:

Strictly through the vendor's sole agents

Tavistock 01822 617243

Okehampton 01837 54080

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