



17 SAND HILL PARK

O.I.R.O £275,000

3 Bedroom Detached Bungalow with Gardens, Garage & Parking

 3 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: C (74)

MILLER TOWN & COUNTRY  
exp UK



- » Well Appointed Three Bedroom Bungalow
- » Close Proximity to Shops & Amenities
- » Situated in the Beautiful Tamar Valley
- » Close to Tavistock & Callington
- » Walking Distance to Bus and Rail Links
- » Available with no Onward Chain
- » Quiet Cul De Sac Location

## The Property

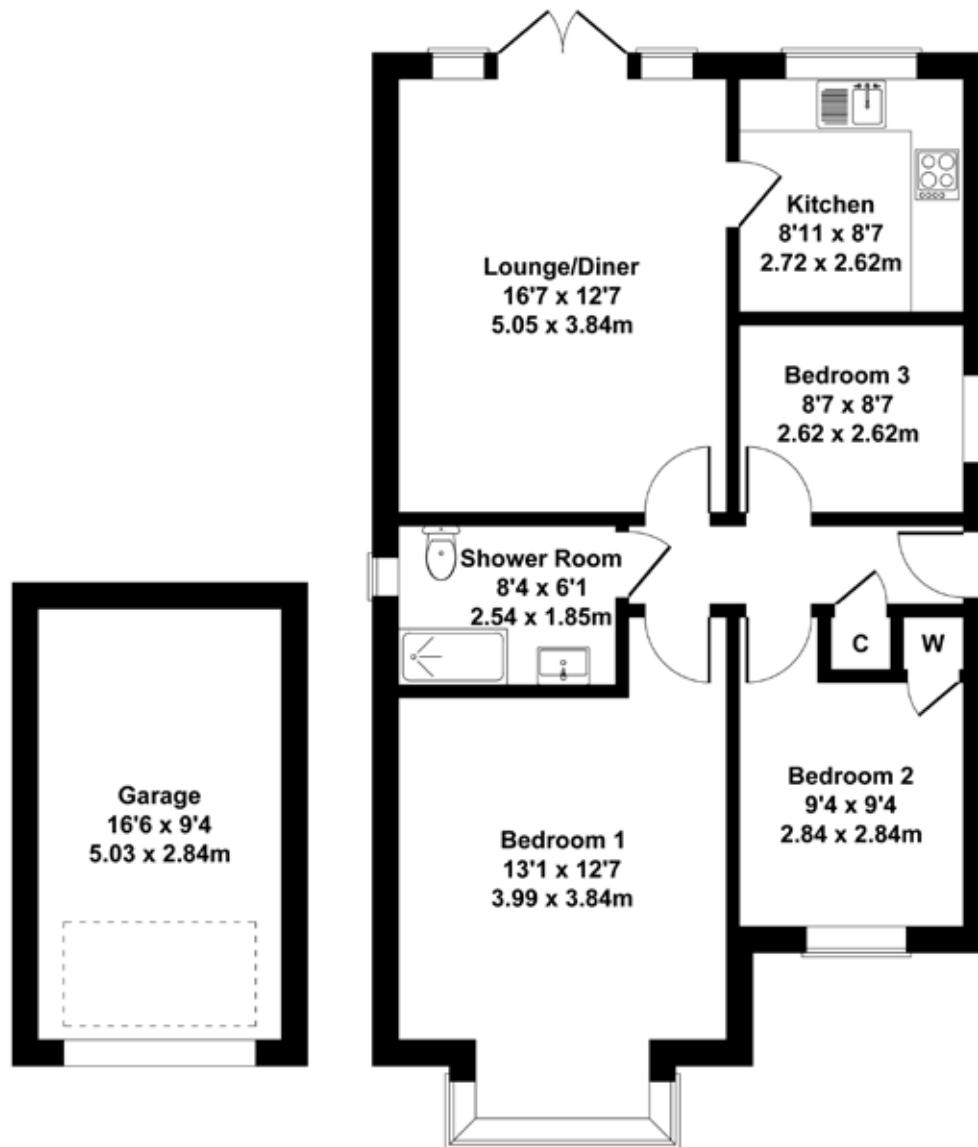
This modern three bedroom detached bungalow is presented in excellent condition throughout with three good sized bedrooms, light and airy living room and a well equipped kitchen. There is an attached single garage and parking for a couple of cars on the private driveway. Situated at the end of a small quiet cul de sac, the property is well placed and within walking distance to a wide range of amenities including bus stop, train station and a small Asda convenience store. The property benefits from double glazing and gas central heating throughout.

## Location

The nearby village of Gunnislake has shops, pubs and a post office as well as a Doctors surgery and primary school. Secondary schooling can be accessed in both Callington and Tavistock with both towns also offering a more comprehensive range of amenities and selection of supermarkets. The maritime city of Plymouth can also be easily accessed by bus, car or rail.

# 17 Sand Hill Park

Approximate Gross Internal Area  
931 sq ft - 86 sq m



**GARAGE**

**GROUND FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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## Accommodation

### Ground Floor

Hall 4'6" x 12'2"

Bedroom 2 11'8" x 9'4" (Max)

Bedroom 1 12'0" x 9'1" (12'12 in to bay window)

Bedroom 3 8'3" x 8'4"

Bathroom 8'4" x 6'8"

Kitchen 8'7" x 8'0"

Garage 16'7 x 9'3"

### Outside

To the front of the property is a virtually level lawned garden along with the garage and driveway parking for two cars. A path from the front of the property leads down past the side of the garage and around to the rear where there is a patio area, perfect for sitting out in the summer sun, and a lawn with a path to another raised lawned, fenced area.

### Services:

Mains gas, electricity, water and drainage.

Superfast broadband is connected.

**Council Tax Band: B**

**Tenure: Freehold**

**Agent's Note:** There is a section of the garden that contains contaminated land. This has been sectioned off in accordance with Cornwall County Council recommendations.



## Miller Town & Country powered by eXp

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### VIEWING:

Strictly through the vendor's sole agents  
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