



Coppers Corner

O.I.R.O £325,000

Spacious 3 Bed House with Generous Gardens, Garage & Parking

 3 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: D (63)

MILLER TOWN & COUNTRY
exp UK



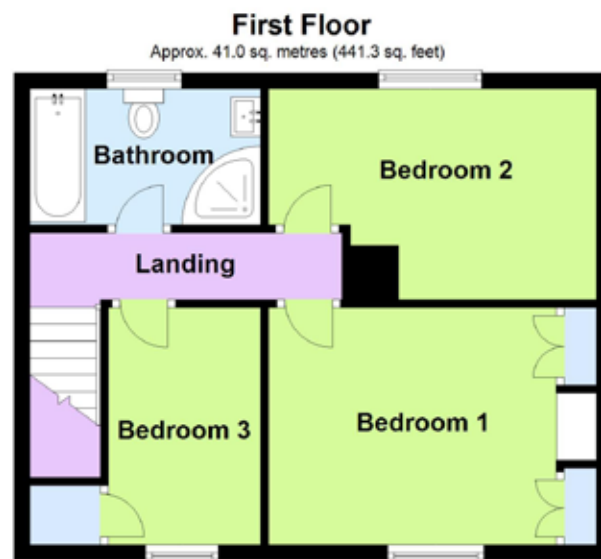
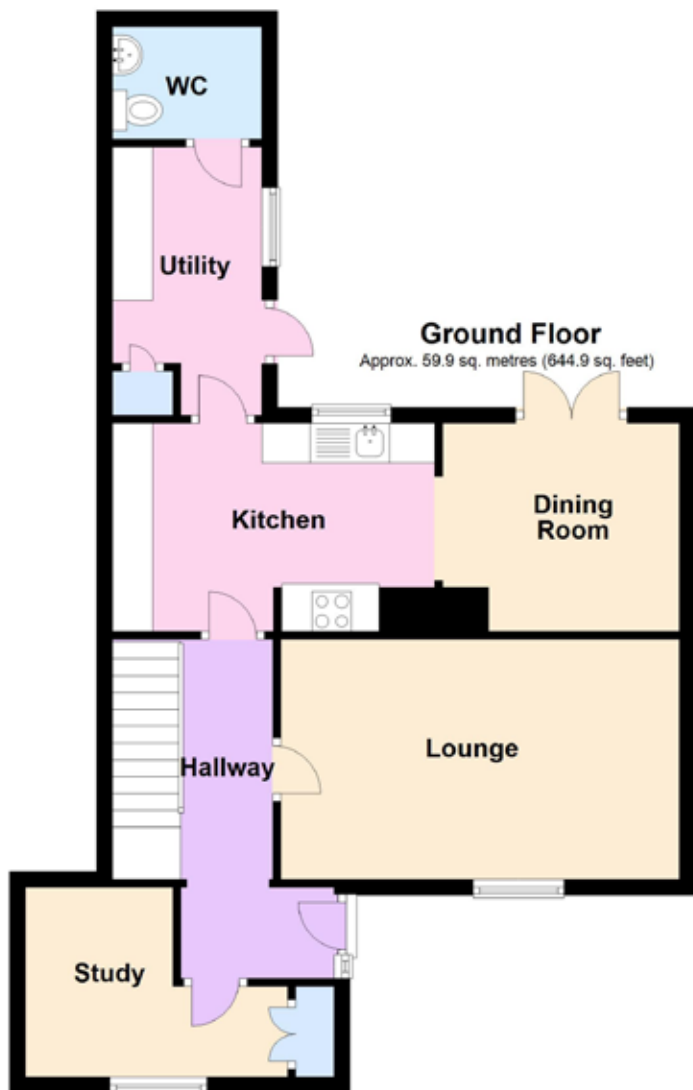
- » Spacious 3 Bedroom House
- » Large Gardens
- » Far Reaching Views
- » Double Glazed
- » Gas Central Heating
- » Spacious Garage / Workshop
- » Ample Off Road Parking

The Property

The property is well presented throughout and offers a comfortable family home with hall, study, separate sitting and dining rooms, kitchen and large utility room. There is also a separate cloakroom/WC. On the first floor are three well proportioned bedrooms and a family bathroom/WC. In excellent condition throughout, this property would ideally suit those looking for a family home in a popular village location. The study and sitting room both enjoy beautiful views over the gardens and the surrounding countryside. The kitchen is modern and fully equipped with ample storage and also benefits from a spacious utility/boot room just off.

Location

The nearby towns of Callington and Tavistock offer both primary and secondary schooling as well as a wider array of amenities including several supermarkets. There are plenty of leisure activities too with walks along the nearby Tamar River as well as Kitt Hill, Dartmoor and Bodmin Moor. There are several golf clubs including St Mellion and easy access to the waterfront for sports such as kayaking.



Total area: approx. 100.9 sq. metres (1086.1 sq. feet)

Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Coppers Corner, 2 Delaware Road

Accommodation

Ground Floor

Study 6'0" x 7'5"

Kitchen 13'4" x 8'6"

Dining Room 9'9" x 8'8"

Living Room 16'5" x 9'11"

Utility Room 9'7" x 6'0"

Cloakroom/WC 6'2" x 4'7"

First Floor

Bedroom 1 11'8" x 9'11"

Bedroom 2 8'9" x 13'5"

Bedroom 3 6'6" x 6'11"

Bathroom 9'7" x 6'0"

Outside

Garage/Workshop 17'1" x 22'2"

There is a large drive providing off road parking for several cars and a large detached double garage with power and light connected. There are generous gardens that wrap around three sides of the house with a selection of well established trees and shrubs including some palm trees. There is a large patio area at the rear, ideal for entertaining and dining out in the best of the Spring and Summer months. The front and side gardens enjoy a southerly aspect and open views over the surrounding countryside.

Services: Mains gas, electricity, water and drainage. Broadband connected.

Council Tax Band: C

Tenure: Freehold



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VIEWING:

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