



MARYMEAD

OFFERS OVER £475,000

Immaculate 3/4 Bed Home in Wrap-Around Gardens

MARY TAVY

MILLER TOWN & COUNTRY
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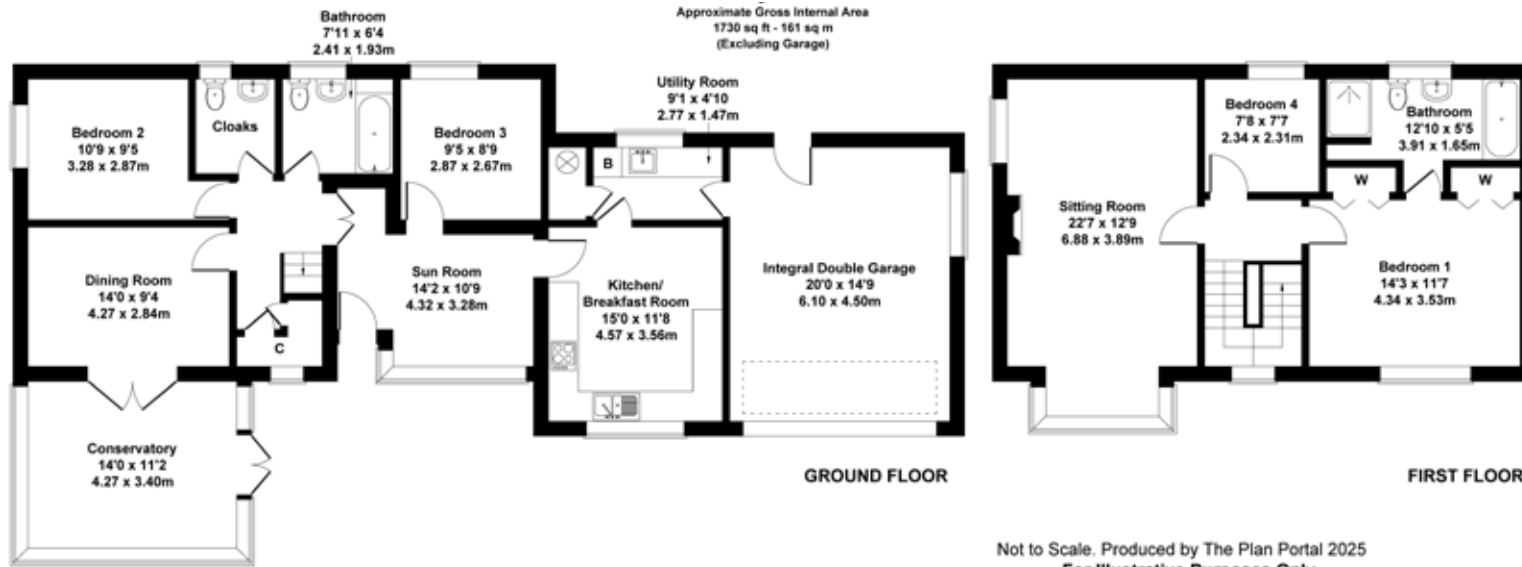
- » Immaculately Presented 3/4 Bed Home
- » Detached Property w/ Wrap-Around Gardens
- » Lateral Living on Ground Floor
- » Four Reception Spaces
- » Spacious Main Bedroom w/ Large En Suite
- » Double Garage Plus Driveway Parking
- » Moorland Village w/ Access to Miles of Hiking

The Property

Sit in the centre of its plot in a quiet village on the edge of Dartmoor, this immaculate family home offers plenty of natural light throughout the versatile accommodation. You enter via the pretty front garden and at the front door are welcomed to take a seat in the sunny sitting room with full height windows overlooking the gardens. The kitchen is adjacent, also overlooking the front and has plenty of room for a kitchen table. The useful utility room at the back provides internal access to the double garage, and this side of the property is completed by Bedroom 3. On the other side of the ground floor are the dining room and spacious conservatory plus a double bedroom, modern shower room with WC, and a separate WC. This configuration is perfect for anyone needing lateral living or for guests.



Upstairs there is a front-to-back living room which takes full advantage of the views over Dartmoor. The main bedroom enjoys the same spectacular views, has plenty of built in wardrobe space and a large recently refurbished en-suite with separate bath and double shower. The first floor is completed by a single bedroom which is currently being used as a study.



Outside

From the driveway the well kept gardens wrap around the whole property with natural hedges and fences keeping it secure. At the front are well stocked colourful flowerbeds and a lawn that sweeps around to the patio accessed from the conservatory. The path continues to the side with further raised beds and a lawn to the rear. A gate leads onto to a large patio where there is a shed, space for a washing line as well as bin storage, and a gravelled area leading back around to the front of the property. The driveway will accommodate multiple vehicles and gives access to the double garage complete with electric up and over door.



Location

The village of Mary Tavy has a thriving community with a Post Office and general store, public house, active village hall and Ofsted 'outstanding' primary school. There is easy access to open countryside and moorland for those who enjoy walking and cycling. A regular bus service connects the village to the busy market town of Tavistock as well as the nearby town of Okehampton, which has a rail link to Exeter and access to the A30. The cities of Exeter and Plymouth are both easily accessible by car.

KEY INFORMATION

 4 Bedrooms	 EPC Rating: TBC
 2 Bathrooms	 Council Tax Band: F
 2 Reception Rooms	 Tenure: Freehold
 Double Garage & Driveway Parking	 Broadband: FTTC
 Not Listed	 Mobile Signal: Indoor limited, outdoor likely
 Heating: Oil	 Lateral Living
 Utilities: Mains electricity, water & drainage	
 Restrictions: None known	
 Easements, Wayleaves: Yes - ROW for water supply	
 Public Rights of Way: None	
 Flooding: None known	
 Notable Construction Materials: None known	
 Building Safety Concerns: None known	
 Mining Area: Yes, mining report clear at purchase	
 Planning Permission / Proposed Developments: None known	

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VIEWING:

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