



**3 MAY PLACE**  
**O.I.R.O £275,000**

**Pretty Victorian Terrace w/ Views of Viaduct & River**  
**CALSTOCK**

**MILLER** TOWN & COUNTRY  
**exp** UK





- » Pretty Victorian 2/3-Bed Terraced House
- » Original Features Throughout
- » Living Room & Separate Dining Room
- » Kitchen-Breakfast w/ Double Doors to Garden
- » External Utility Room & Gardeners Loo
- » Attractive Courtyard Gardens
- » Views Over River & Viaduct
- » Useful Loft Room with Velux Windows

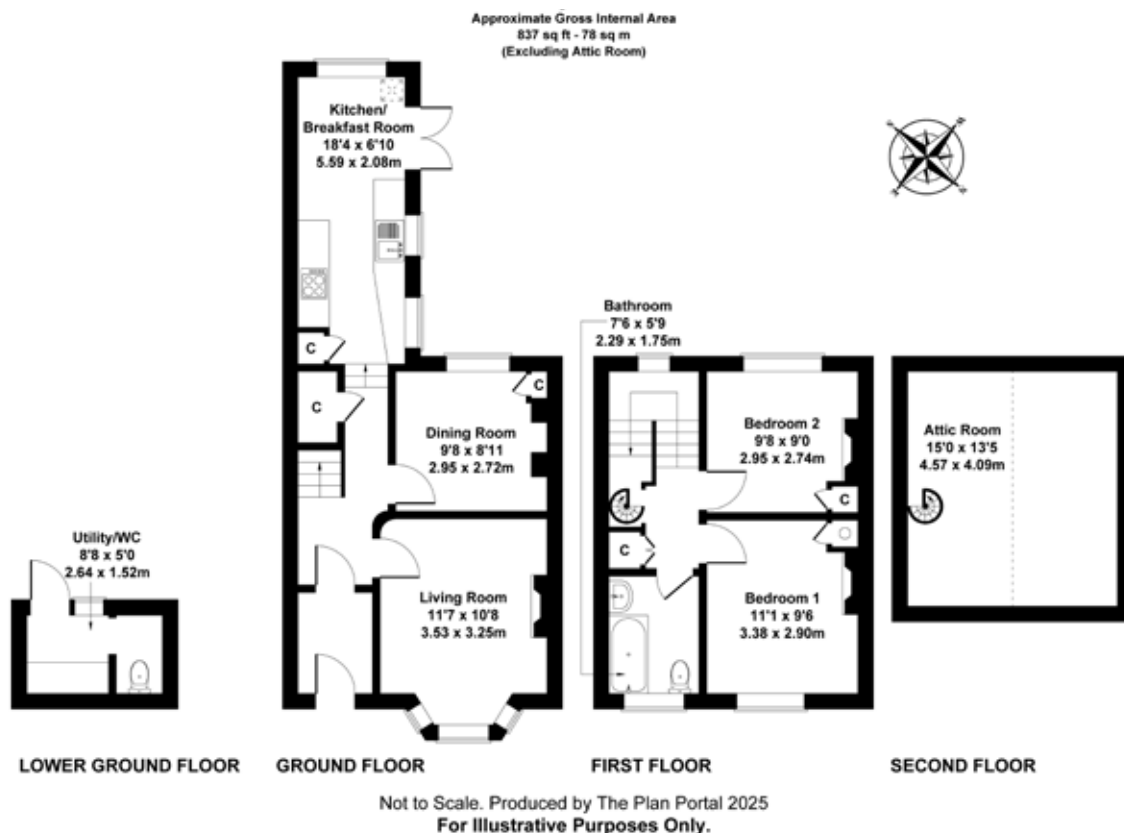
## The Property

This pretty Victorian terraced property immediately make you feel welcome upon entering .With plenty of natural light complementing the tall ceilings, the original features are brought to life throughout. In the living room the wooden floors, alcoves and original sash windows create the perfect space to relax. There is an open fire nestled within a period fireplace and mantel, great for the colder months. The adjacent dining room overlooks the rear with views over the river and has handy built in cupboards in the alcoves for storage. This room has the potential to be used as a 3rd bedroom if desired. Down the hall, the galley kitchen has been extended to give plenty of storage, plus space for a table by the double doors looking over the garden and views. Upstairs the window on the stairs makes for a bright landing leading to two double bedrooms, both with feature fireplaces and large sash windows, as well as a bathroom. From the landing, a spiral staircase leads to a useful loft room / flex space with three velux windows. At the front there is a walled courtyard with space for pots and a small bike store. At the rear is a courtyard style elevated terrace with views over the countryside beyond the estuary and up river towards the viaduct.









## Location

Calstock is a vibrant village with two popular public houses, (perfect for a Sunday roast and a cider), a café, art studio, arts centre and plenty of riverside walks, including to Cotehele just along the River. There is a nursery and primary school as well as a well attended village hall. A regular bus service connects the village to Tavistock and Callington via Gunnislake where there are a larger selection of amenities including doctors surgeries, secondary schools and supermarkets. There is also a regular branch line train service to the City of Plymouth, with links on to London.

**Agent's Notes:** The attic room is a useful flex space but does not meet building regulations standards for a habitable room.

\*Mobile signal is per Ofcom. The vendor advises that excellent mobile service is available via Vodafone

## KEY INFORMATION

	2/3 Bedrooms		EPC Rating: F (38)
	1 Bathroom		Council Tax Band: B
	2 Reception Rooms		Tenure: Freehold
	No parking		Broadband: FTTP
	Not Listed		Mobile Signal: Inside limited*, Outside likely
	Heating: LPG		Not suitable for wheelchair users
	Utilities: Mains electricity, water & drainage		
	Restrictions: None known		
	Easements, Wayleaves: None known		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: Yes, historic. Mining survey upon prior purchase raised no concerns		
	Planning Permission / Proposed Developments: None known		

## Miller Town & Country powered by eXp

01822 617243 | tavistock@millertc.co.uk

www.millertc.co.uk

2 Drake Road, Tavistock  
Devon, PL19 0AU



### VIEWING:

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

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