



2 ABBOTSFIELD CRESCENT  
GUIDE PRICE **£325,000**

Spacious Two Bedroom Bungalow on Corner Plot  
TAVISTOCK

MILLER TOWN & COUNTRY  
exp UK





- » Corner Plot in Quiet Location Close to Town
- » Two Spacious Double Bedrooms
- » Separate Living Room, Dining Room
- » Kitchen & Useful Utility Room
- » Main Bathroom Plus Separate WC
- » Wrap-Around Gardens
- » Single Garage Plus Driveway for Multiple Cars

## The Property

Although in need of modernisation, this spacious bungalow is sat on a pretty plot and offers plenty of natural light throughout. Once through the handy entrance porch with plenty of room for hanging coats, the wide hallway leads you into a well laid out floorplan. On one side there are two spacious double bedrooms both with views over the gardens, as well as the main bathroom. On the other side of the hall is the large dual aspect living room with central gas fireplace and useful alcoves for shelving to either side. The dining room is set behind this and connects through to the kitchen giving the opportunity to open up with the necessary consents. The useful utility room and all important second loo are located just beyond.

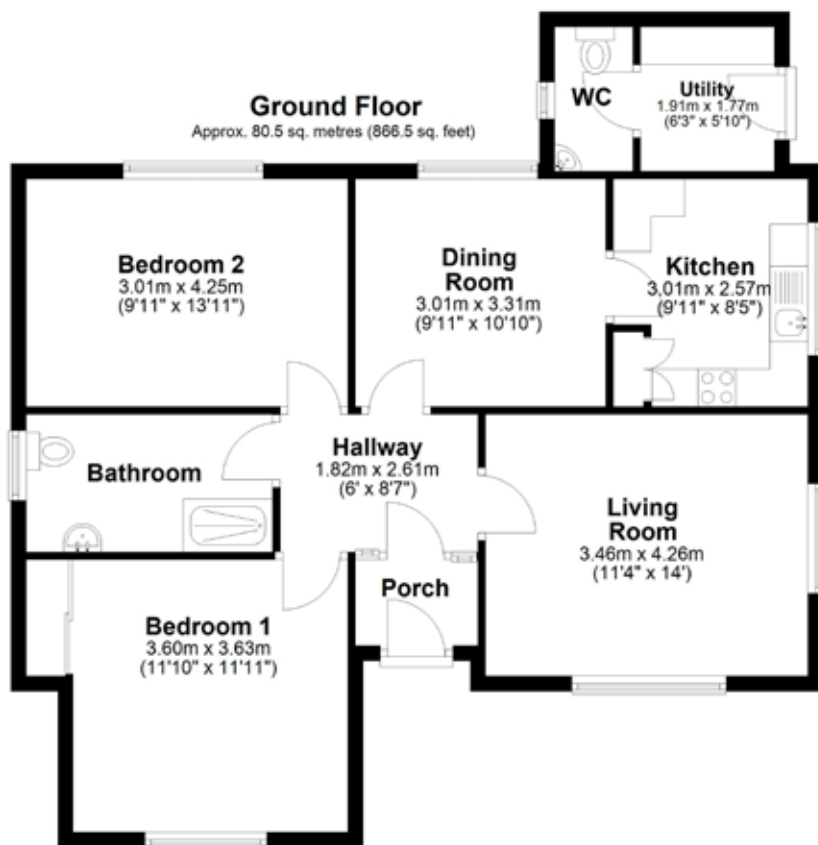


## Location

The market town of Tavistock provides good shopping amenities along with local shops and restaurants, riverside park, leisure centre and theatre, as well as doctors' surgeries and other health care facilities, all based around the beautiful countryside of Dartmoor National Park. There is a regular bus service to Plymouth City Centre and Okehampton where there are excellent rail links to London and beyond.







Total area: approx. 80.5 sq. metres (866.5 sq. feet)  
**2 Abbotsfield Crescent**

## Outside

Outside, the private front garden is mostly laid to lawn and has plenty of mature shrub and flower bed borders and hedged boundaries. A pathway then leads past a gravelled area to the side where there is a sheltered courtyard and steps to the utility room. Around the corner of the property is the rear garden which is again laid to lawn with mature shrub borders with space for a greenhouse and hedge and fence boundaries. The driveway has space for multiple vehicles set on a gentle slope and gives access to the single garage.

## KEY INFORMATION

	2 Bedrooms		EPC Rating: D (62)
	1 Bathrooms		Council Tax Band: D
	2 Reception Rooms		Tenure: Freehold
	Single garage & driveway		Broadband: FTTP
	Not Listed		Mobile Signal: Indoor limited, Outdoor likely
	Heating: Gas		Lateral living
	Utilities: Mains electricity, gas, water & drainage		
	Restrictions: No business to be run from property, no shrubs or trees over 8 feet in height (copy of title available for review)		
	Easements, Wayleaves: Access for maintenance of water and drainage pipes		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: No		
	Planning Permission / Proposed Developments: None known		

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### VIEWING:

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