



Upper Attwater Court Spacious 3 Bedroom Semi-detached Cottage with
OFFERS OVER £375,000 Large Garden & Stone Outbuildings, Lamerton

MILLER TOWN & COUNTRY
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- » Spacious 3 Bed Semi Detached Period Cottage
- » Large Private Gardens
- » Stone Outbuildings & Double Carport
- » Ample Parking for Several Cars
- » Oil Central Heating

The Property

Situated in a quiet location, away from the hustle and bustle, this characterful period home, although in need of some cosmetic modernisation, has been a treasured home for the same owner over many years. The property boasts many original features, including a stone inglenook fireplace with log burner in the living room and deep windowsills throughout. The sun lounge overlooks the gardens to the rear and the kitchen/diner is the perfect place for family meals. Upstairs are three double bedrooms and a good sized bathroom. There is plenty of parking outside along with a carport and some stone sheds, thought to be former piggeries, and extensive gardens to the rear.



Outside

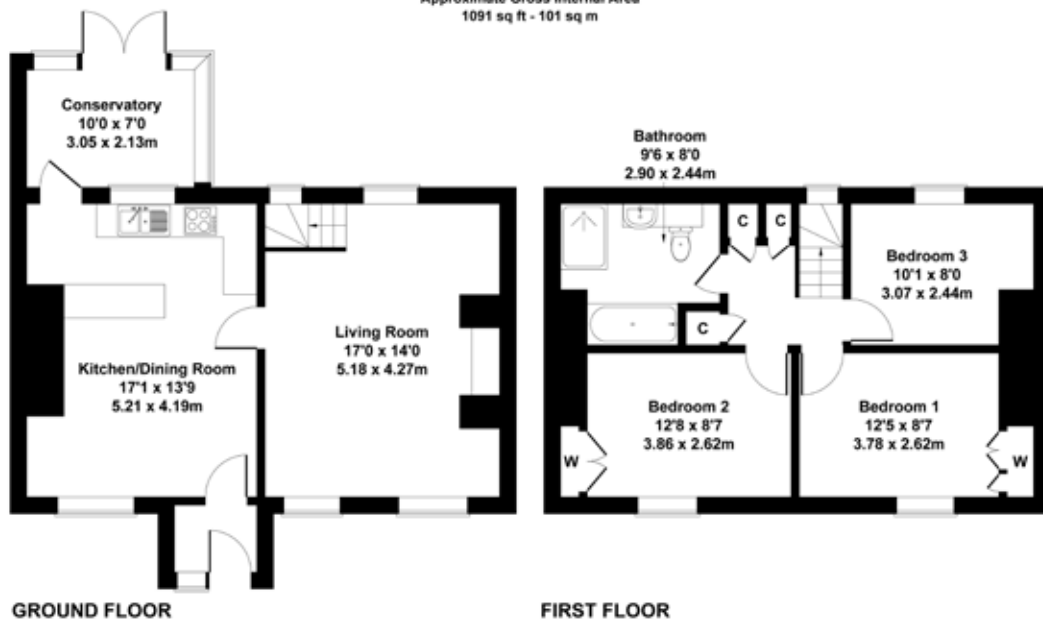
The property is approached via a shared drive owned by one of the neighbours, giving access to the property's own private driveway. This provides parking to the front and gated side access to additional parking and the double carport. There is a useful range of small stone outbuildings and former piggeries including the old outside WC which makes a handy gardeners loo. The main area of garden lies to the rear and is a substantial area with level lawns, shrubs, planted beds and borders as well as former fruit and vegetable gardens and an aluminium greenhouse.





Upper Attwater Court

Approximate Gross Internal Area
1091 sq ft - 101 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Location

Set within the village of Lamerton, the property is a short walk from the local primary school, The Blacksmiths Arms and a local store. Nearby is the town of Tavistock with a wide array of amenities including doctors, dentists, primary and secondary schools, as well as plenty of local shops and markets. The towns of Okehampton and Launceston and the cities of Plymouth and Exeter are all easily accessible by car.

Agent's Notes: Property access is over shared driveway owned by a neighbour. Some garden images provided by vendor.

KEY INFORMATION

	3 Bedrooms		EPC Rating: E (46)
	1 Bathroom		Council Tax Band: D
	2 Reception Rooms		Tenure: Freehold
	Carport & Driveway		Broadband: FTTP
	Not Listed		Mobile Signal: Variable to Good outdoors (Ofcom)
	Heating: Oil		Not suitable for wheelchair users
	Utilities: Mains electricity, water and 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: No		
	Planning Permission / Proposed Developments: None known		

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VIEWING:

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