



**22 Lutyens Fold, Milton Abbot,  
Tavistock, Devon, PL19 0NR**

Guide Price £235,000 Freehold





## A remarkably spacious and well-presented semi-detached house in a popular village location

- No Onward Chain
- 3 Bedrooms (1 En Suite)
- Bathroom & Downstairs Cloakroom
  - Modern Kitchen
  - 2 Reception Rooms
  - Private Gardens
- Attached Garage & Driveway
  - EPC E & Council Tax D

**SITUATION** Located on the fringe of the well-favoured village of Milton Abbot which has a public house, village hall and primary school. Located less than 7 miles from the picturesque market town of Tavistock, on the western edge of Dartmoor National Park, with its famous Pannier Market and wide selection of shops, boutiques, educational and sporting facilities.

The former market town of Launceston is also 7 miles with access onto the A30 which links the Cathedral cities of Truro and Exeter. Exeter has a mainline railway station serving London Paddington, access to the M5 motorway network and an international airport.

The city port of Plymouth is 22 miles to the south with its deep water marina and regular ferry crossing serving Northern France and Spain.

**DESCRIPTION** Built in 1994 of block construction beneath an interlocking tiled roof with low maintenance spar dash render finish. The property has been subject to considerable expenditure and improvement by the current vendor over the last 16 years with upgraded kitchen, double glazed windows and fitted carpets throughout.

The accommodation is illustrated on the floorplan and briefly comprises: entrance hall with stairs rising to the first floor with understairs storage, cloakroom with low flush WC and wash hand basin. A pair of glazed doors open into the lounge with window to front aspect, feature stone fireplace with slate hearth and archway opening into the dining room with wood-effect laminate floor and patio doors to rear garden.



The kitchen has a range of base and wall mounted units with laminated work surfaces, inset stainless steel sink unit with mixer taps, ceramic hob with extractor over and electric oven under. Appliance space for fridge/freezer, space and plumbing for washing machine, space for dishwasher and pantry cupboard. Door to rear garden and return door to entrance hall.

The first floor landing has access to the part-boarded loft and doors to all rooms including the master bedroom with window to the front aspect enjoying countryside views and en suite shower room with low flush WC, pedestal wash hand basin and walk-in shower cubicle with electric shower. Bedroom 2 has views to the rear aspect and bedroom 3 has a window to the front

together with a large wardrobe and door into the waist-high airing cupboard housing a factory-lagged hot water tank with fitted immersion and slatted shelves. The family bathroom has a suite comprising a panel enclosed bath with telephone-style mixer taps and shower attachment, pedestal wash hand basin and low flush WC.

**OUTSIDE** There is a lawned garden area to the front with a tarmac driveway providing parking for at least one vehicle, leading to attached garage with metal up and over door and window to rear.

To the side of the garage is a pathway leading to the enclosed rear garden which has a paved patio area, ideal for al fresco dining, small lawned area with well-defined fence and hedge boundary.

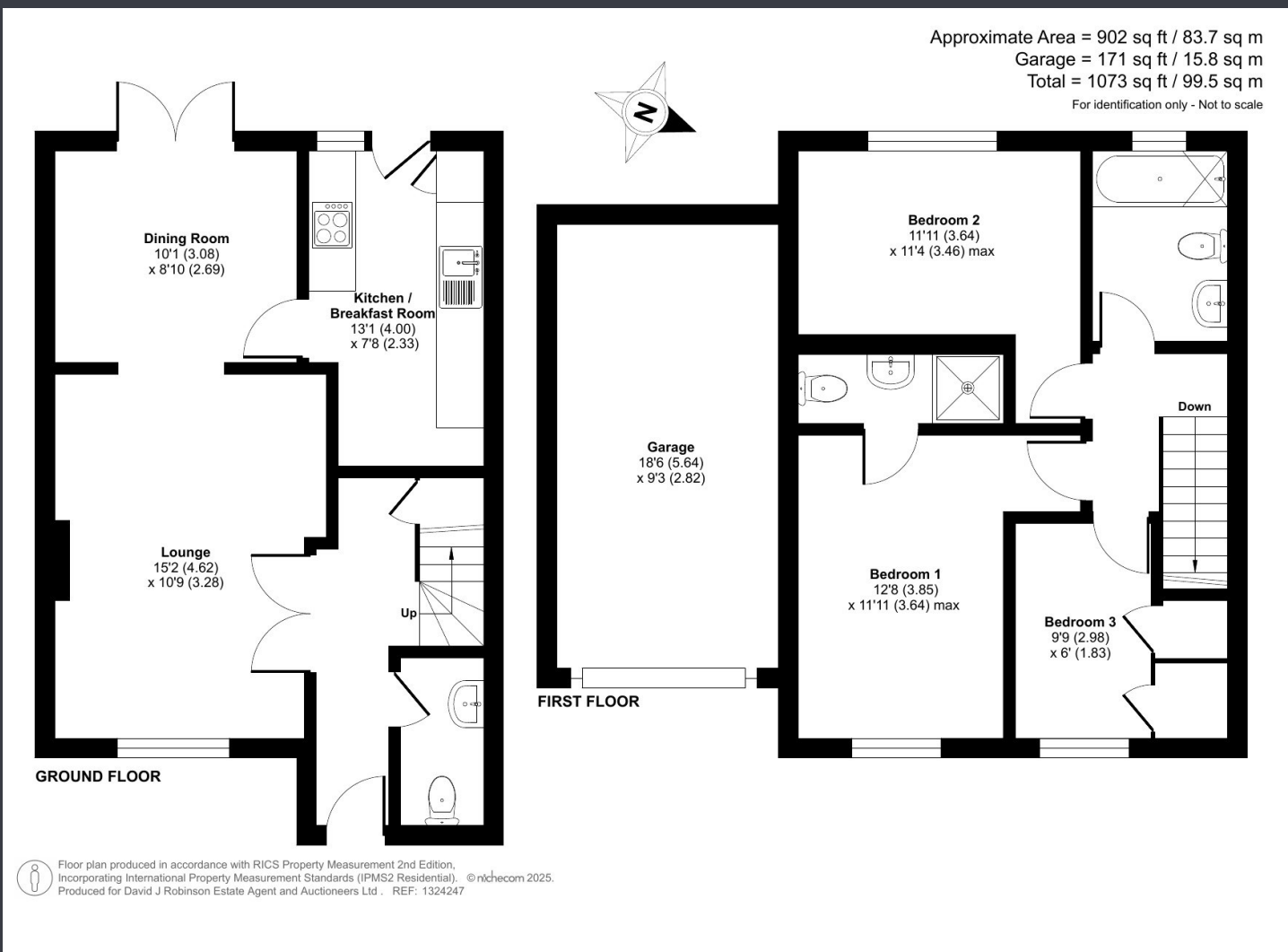
**SERVICES** Mains water, electricity and drainage. Electric radiator heating and hot water. Double glazed throughout. Council Tax D. Full EPC document available on request. For internet and mobile phone coverage, please visit Ofcom website. Please note the Agents have not inspected or tested these services.

**VIEWINGS** Strictly by prior appointment with the vendor's appointed agents, DJR Estate Agents and Auctioneers

#### **DIRECTIONS**

Sat Nav: PL19 0NR

What 3 Words: [///champions.escorting.honey](http://champions.escorting.honey)



For more information or to arrange a viewing, please contact us:

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