



Town • Country • Coast



Fore Street

Milton Abbot Tavistock

Guide Price £165,000



1



1



1



E

Fore Street

Milton Abbot Tavistock

Located in the heart of this sought after Devon village is this newly decorated and carpeted terraced cottage. Generous in size with a sitting room and woodburning stove, modern kitchen/diner with breakfast bar and integrated appliances, together with a first floor shower room and spacious double bedroom with large built-in wardrobe and enjoying superb village and rural views.

Ideal for those looking for a first home, investment opportunity or bolt hole in Devon.

The cottage boasts a focal point woodburning stove and there are also modern electric storage heaters. An attractive kitchen offering a range of wall and base units including a dishwasher, fridge/freezer, electric oven, hob and freestanding washing machine. A door to the rear allows access to the side of the cottage and the public footpath.

Upstairs, the landing leads to a well appointed shower room, with recessed shower cubicle and electric shower, WC and vanity wash basin. The good sized double bedroom has a large built-in wardrobe and window to side enjoying village and rural views.





Living Room

13'4" (max) x 17'2" (4.07 (max) x 5.25)

Kitchen

23'0" x 11'8" (max) irregular shape room (7.02 x 3.57 (max) irregular shape room)

Bedroom

11'5" x 10'7" (3.50 x 3.23)

Bathroom

7'2" (max into shower recess) x 5'9" (2.20 (max into shower recess) x 1.77)

Tenure

Freehold

Services

Mains electricity, drainage and private water.

Council Tax Band

A

EPC

E40

Situation

The pretty West Devon village of Milton Abbot has a primary school, well respected public house and thriving village community spirit and village hall. A more comprehensive range of shopping facilities can be found at the award winning market town of Tavistock nearby. Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkhampton, Tavy and Tamar

Directions

From Tavistock Take the Launceston Road towards Milton Abbott. As you enter the village the church will be on your left, the property can be found on the right.



Floor Plan



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

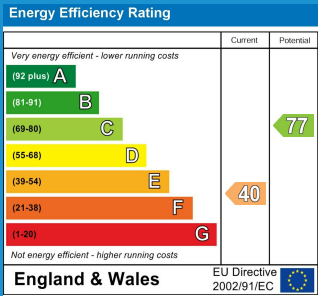
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

3a Brook Street, Tavistock, Devon, PL19 0HD
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph



AML CHECKS

To comply with Anti-Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed.