



40 BARONS ROAD  
OFFERS OVER £375,000

Recently Refurbished 3 Bed Link Detached House  
DOUSLAND

MILLER TOWN & COUNTRY  
exp UK



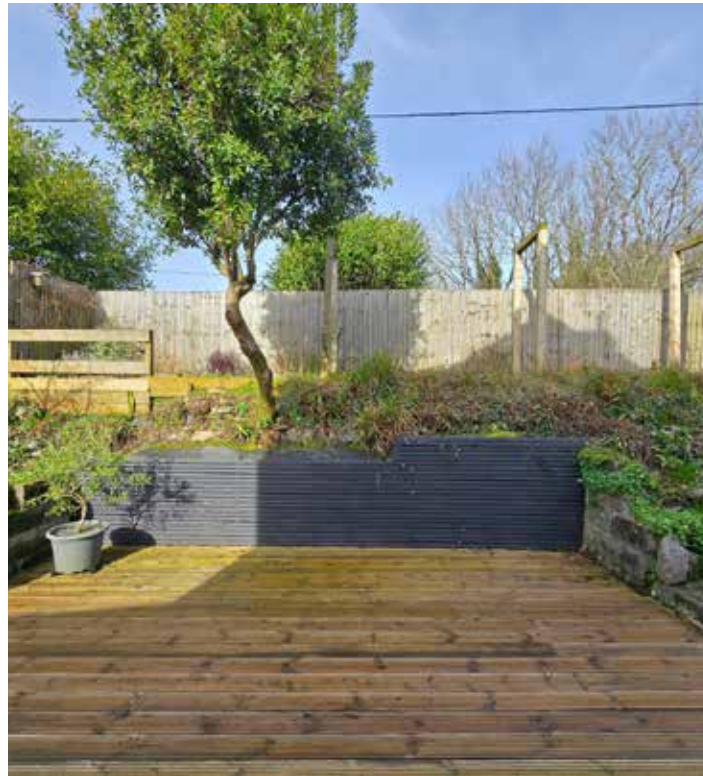
- » Recently Extended and Refurbished Home
- » Modern Kitchen with High Quality Finish
- » Living Room/Dining Room/Utility Room
- » Three Double Bedrooms
- » Modern Family Bathroom/Downstairs WC
- » Garage and Driveway
- » Quiet Cul-De-Sac on Dartmoor

## The Property

This recently extended and refurbished link detached home sits on a quiet development on Dartmoor. The ground floor flows well from room to room with a fresh feel throughout. The porch with plenty of space for hanging wet coats, leads to the hallway with the all important downstairs WC. The living room with a large window to the front and a cosy log burner, opens to the dining room overlooking the garden providing natural light from each end. The modern extended kitchen flows from there, with high quality fittings such as quartz work surfaces, an induction hob with concealed extractor fan, and built in double oven. There is plenty of space for an American fridge freezer and the utility room adjacent has space and plumbing for a washing machine and tumble dryer. Upstairs are three double bedrooms, one with an en-suite shower; all served by a modern family bathroom. There is access to the garage from the utility room, complete with a store just within.

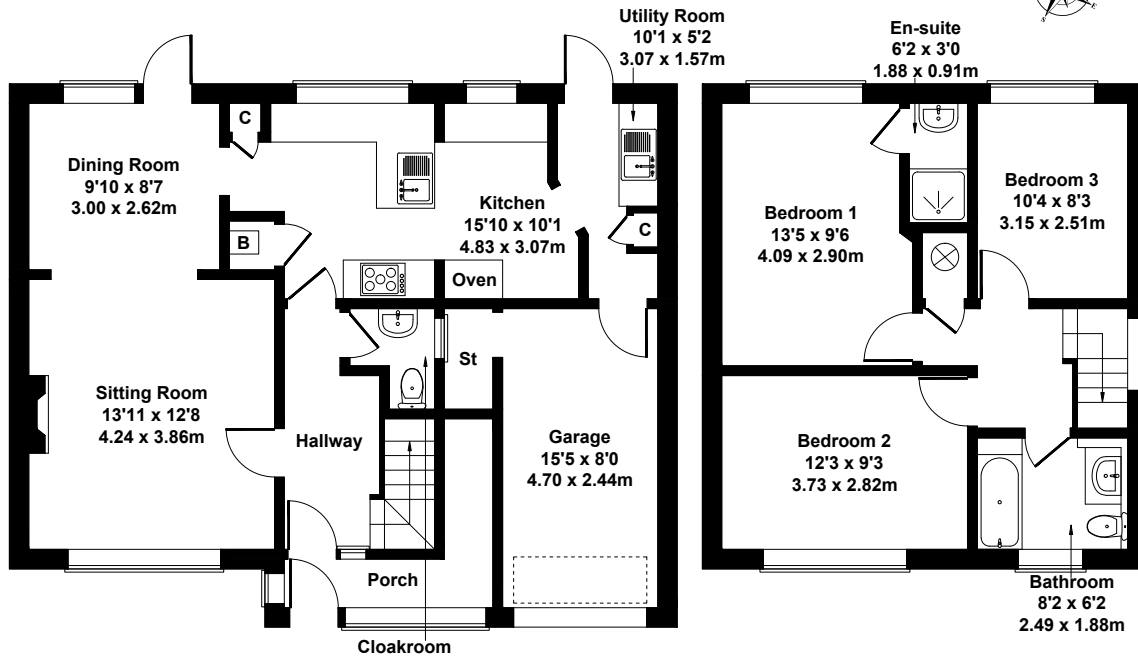
## Outside

Accessed from both the dining room and the utility room, the garden is a private space with decking and patio, perfect for entertaining in the summer months. There is a Devon Bank providing colour and foliage. At the front is parking for at least three cars.



## 40 Barons Road

Approximate Gross Internal Area  
1284 sq ft - 119 sq m



Not to Scale. Produced by The Plan Portal 2026  
For illustrative purposes only.

## KEY INFORMATION

- 3 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Driveway
- Not Listed
- Heating: Oil
- Utilities: Mains electric, water and drainage
- Restrictions: See title
- Easements, Wayleaves: Drainage for Manor Hotel on estate
- 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
- EPC Rating: E (52)
- Council Tax Band: D
- Tenure: Freehold
- Broadband: FTTC  
\*Per Ofcom
- Mobile Signal: Likely  
\*Per Ofcom
- Not suitable for wheelchair users

## Location

The Village of Dousland is situated on Dartmoor National Park but within easy access of open moorland and also Burrator reservoir, a popular spot for walkers and cyclists. The neighbouring village of Yelverton offers a wide range of local amenities including doctors, Co-op super market, primary school and public houses as well as a variety of other local shops and a golf club. The nearby town of Tavistock and the maritime city of Plymouth are both easily accessible by car or bus.

**Agents Note:** Although the garden currently extends over the original railway bank, the official curtilidge is up to the Devon Bank.

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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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