



Town • Country • Coast



Mary Tavy  
Tavistock

Guide Price £265,000





## Mary Tavy

Tavistock

**NO ONWARD CHAIN.** Tucked away down this lane to a row of cottages, in this sought after Dartmoor village, is this semi-detached three bedroom home with two reception rooms, delightful gardens and off road parking.

The front porch leads to an entrance hall with stairs to first floor, sitting room and garden room extension, ground floor bedroom three/office, kitchen/diner with range of wall and base units, separate utility room with downstairs WC.

On the first floor are two further double bedrooms and a shower room.

Outside, approached via a shared lane to a row of cottages to the front and rear. The front leads to an off-road parking area. Side gate then leads to the rear gardens with raised decked terrace, lawned area with mature shrubs and flower borders, useful store shed and access to the rear.







#### Entrance Hall

#### Sitting Room

12'4" x 10'2" (3.78 x 3.10)

#### Garden Room

13'8" x 8'10" (4.17 x 2.70)

#### Bedroom 3

13'8" x 5'10" (4.17 x 1.80)

#### Kitchen/Diner

15'9" x 10'4" (4.81 x 3.17)

#### Utility Room

6'6" x 5'8" (1.99 x 1.73)

#### Cloakroom

#### First Floor Landing

#### Bedroom 1

11'5" x 10'3" (3.48 x 3.13)

#### Bedroom 2

10'5" x 7'2" (3.19 x 2.20)

#### Shower Room

7'3" x 6'11" (2.21 x 2.11)

#### Services

Mains electricity, water, drainage. Night Storage Heating.

#### EPC

D56

#### Local Authority

West Devon Borough Council - Tax Band C

#### Tenure

Freehold

#### Situation

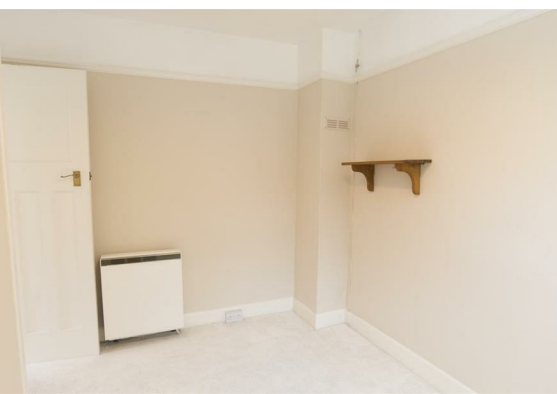
The property is located within the popular moorland village of Mary Tavy which is approximately 4 miles from the market and ancient stannary town of Tavistock. Mary Tavy offers a good range of village amenities including a public house, well patronised post office/general store, well regarded county primary school, community centre and direct access onto Dartmoor. The nearby market town of Tavistock offers a more comprehensive range of shopping, banking and secondary schooling facilities as well as numerous leisure facilities which include tennis and bowling clubs, indoor swimming pool and 18 hole golf course. The city of Plymouth lies approximately 20 miles distant, and offers a complete range of retail outlets as well as road, rail and air links alongside continental ferry services.

#### Directions

From Tavistock proceed on the A386 towards Okehampton and into the village of Mary Tavy. Pass the village shop and war memorial and after a short distance where the former Royal Standard car park is, there is a small lane on the left, proceed down this lane and the property is on the left hand side.

#### AGENTS NOTE

The internal photographs were taken prior to the current tenancy.





Floor Plan



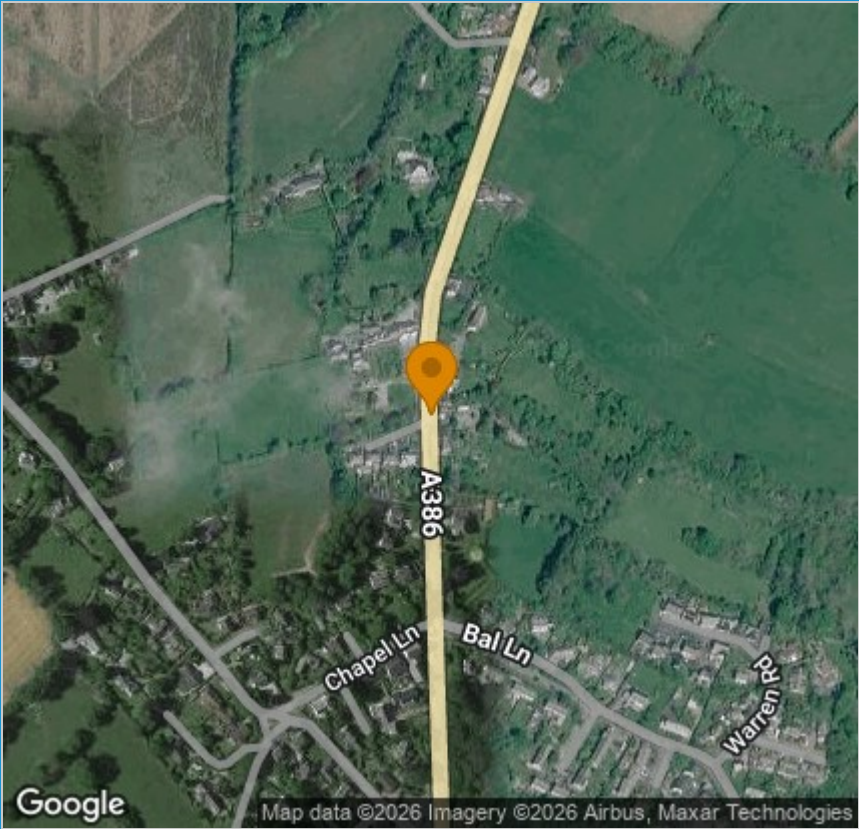
Viewing

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.

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Area Map



Energy Efficiency Graph

