



Morwellham, Tavistock

Guide Price £335,000

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## Morwellham, Tavistock

Offered with NO ONWARD CHAIN is this delightful and immaculately presented mid terraced three bedroom cottage, situated within the beautiful Tamar Valley. The property offers characterful accommodation with generous gardens to the front, as well as off road parking for a number of vehicles and a good sized garage.

The vendors have sympathetically refurbished this cottage to a particularly high standard, combining both character features with a contemporary feel. The window seat allows you to look out to the garden and the view beyond whilst the wood burner is perfect for those cold, winter nights.

The front porch boasts exposed stone work and leads into the lounge/diner, where there is ample space for a dining table and lounge furniture. Beyond is a modern kitchen, which benefits from an incorporated dishwasher, washing machine and fridge/freezer. A feature of the kitchen are the original floor tiles which were found during renovations. There is also a cloakroom/ WC at the end of the kitchen and a back door which leads to the small courtyard where a log store can be found. Upstairs you will find two double bedrooms and a generous single bedroom with the master bedroom boasting far reaching and beautiful views. The bathroom has a 'P' shaped bath with a shower over.

Outside, to the front of the property, is an enclosed garden which is laid to lawn, and mature plants and flowers provide an array of seasonal colour. A patio area is also within the garden and is perfect for a spot of al fresco dining. To the rear of the property, across the private lane, there is parking for a number of vehicles in front of a large garage - this has an electric 'up and over' door. Beyond, a further garden stretches to a bank with open fields behind. There are a number of apple trees in the garden: these provide an abundance of fresh fruit.





#### Entrance Porch

#### Lounge/Diner

15'6" narrowing to 10'5" x 19'5" (4.73m narrowing to 3.20m x 5.92m)

#### Kitchen

9'10" x 15'3" (3.00m x 4.67m)

#### Cloakroom

#### First Floor Landing

#### Bedroom 1

13'8" max x 11'4" (4.18m max x 3.47m)

#### Bedroom 2

8'0" x 7'10" max (2.46m x 2.39m max)

#### Bedroom 3

9'10" x 7'4" (3.00m x 2.25m)

#### Bathroom

6'9" x 5'6" (2.06m x 1.68m)

#### Detached Garage

18'11" x 15'9" (5.77m x 4.81)

#### Services

Mains water and electricity. Private drainage to treatment plant. Electric underfloor heating to ground floor and electric oil filled thermostat radiators to first floor.



#### Local Authority

West Devon Borough Council. Tax Band B.

#### EPC

D/55

#### Tenure

Freehold

#### Situation

Morwellham is a small hamlet nestled in the Tamar Valley, set within the World Heritage Site of Morwellham Quay. There are stunning walks throughout the surrounding woodland and a public house 'The Ship Inn'. The historic market town of Tavistock is the nearest town, it is an easy drive where you can find a range of shops and supermarkets.

#### Directions

From Tavistock, head towards Gunnislake and fork left towards Bere Alston. Follow this road to the crossroads, and cross the B3257. Proceed as if heading to Morwellham Quay. Pass The Ship Inn on your right and after a short distance on Dukes Drive, take your next right hand turning. Follow this private lane until you reach the cottage on your left.



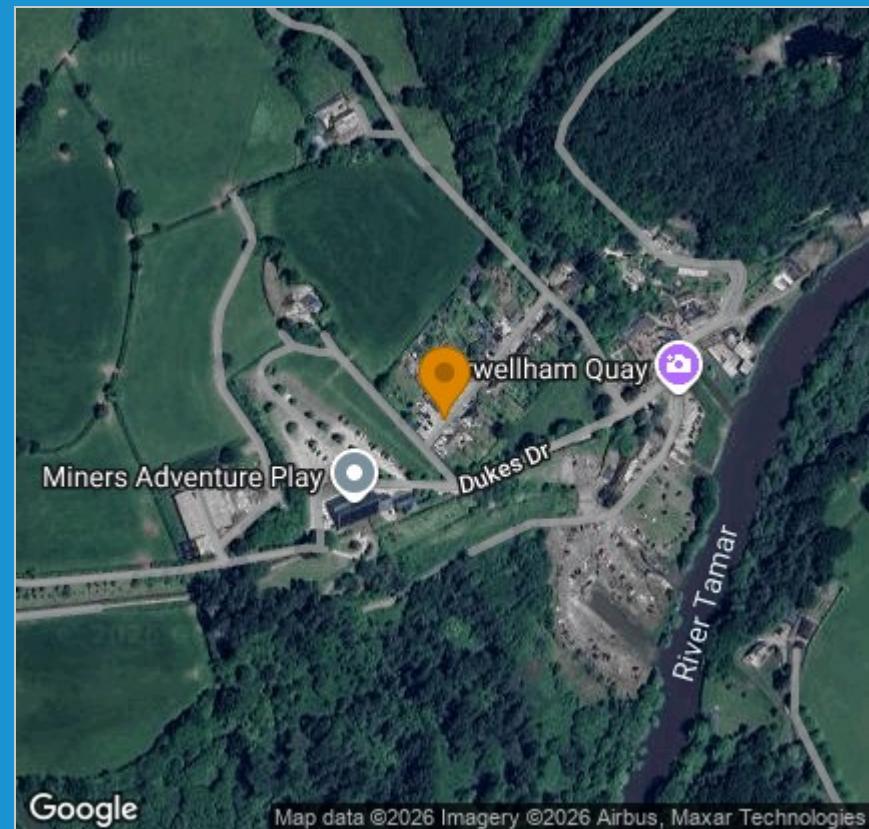
## Floor Plan



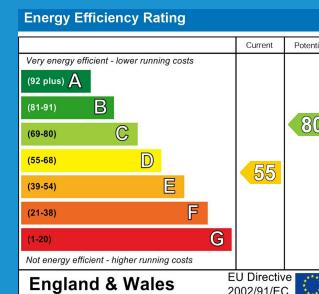
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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