

view property

Town • Country • Coast

The Parade

Milton Abbot Tavistock

Guide Price £300,000

3 1 2 F

The Parade

Milton Abbot, Tavistock

This charming, three bedroom cottage is located on a corner plot with generous gardens to front, boasting character features throughout with two reception rooms and three well proportioned bedrooms and has been much improved by the current vendor.

Situated in the popular village of Milton Abbot, The Grade II listed Lutyens property is located in a tucked away location, yet still close to all of the amenities within the village. The property itself benefits from stunning views across to the surrounding countryside.
The new kitchen is fully fitted with a range of floor and wall mounted units, wooden worktops, and modern butler sink. There is a useful utility cupboard, for storage and space for a washing machine.
Both the living and dining room are bright and welcoming, with bay windows and exposed beams and a focal point wood burner in the living room offering warmth on cosy winter evenings.

The three bedrooms are bright and airy, with bedroom one and two being very large bedrooms with multiple windows and built in wardrobes in both. The third bedroom is a good sized single.
The bathroom boasts a modern white suite of bath with shower over, WC and basin.

The front garden is sizeable and enclosed, giving a sense of seclusion and peace. There is also a spacious gravelled area at the bottom of the front garden, perfect for garden furniture, family barbecues and enjoying the summer sun.
To the rear is an outside storage space fully equipped with a dual power point and lighting with additional fully functional WC; a great utility space.

























Entrance Hallway

Living Room
13'6 x 12'1 (4.11m x 3.68m)

Dining Room
13'3 x 10'8 (4.04m x 3.25m)

Kitchen
12'9 x 8'6 (3.89m x 2.59m)

Landing

Bedroom One
14'8 x 12'3 (4.47m x 3.73m)

Bedroom Two
14'11 x 10'9 (4.55m x 3.28m)

Bedroom Three
8'4 x 7'3 (2.54m x 2.21m)

Bathroom

EPC
30/F

Tenure
Freehold

Services
Mains electricity and drainage, private spring water and LPG gas.

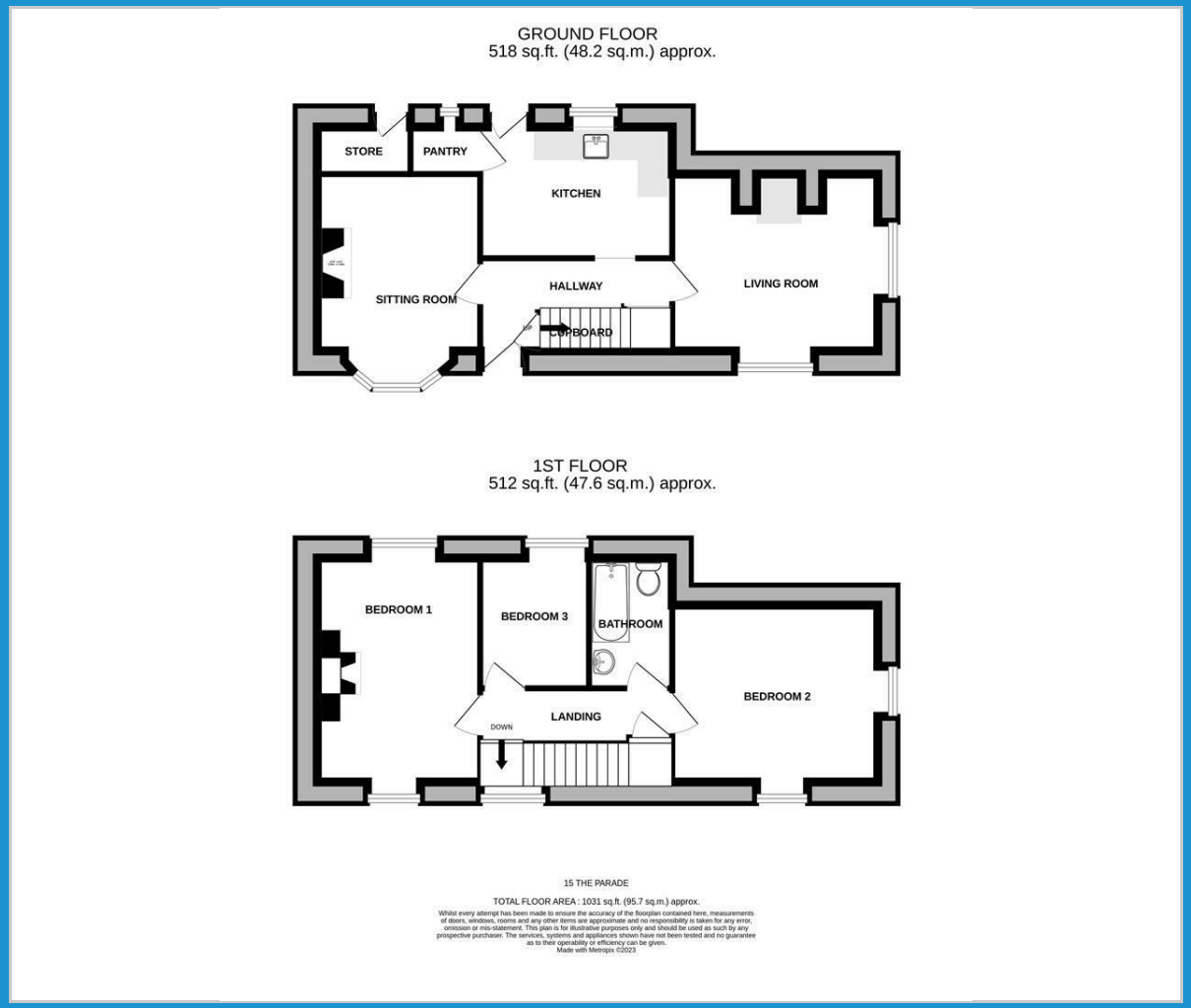
Council Tax Band
C

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.

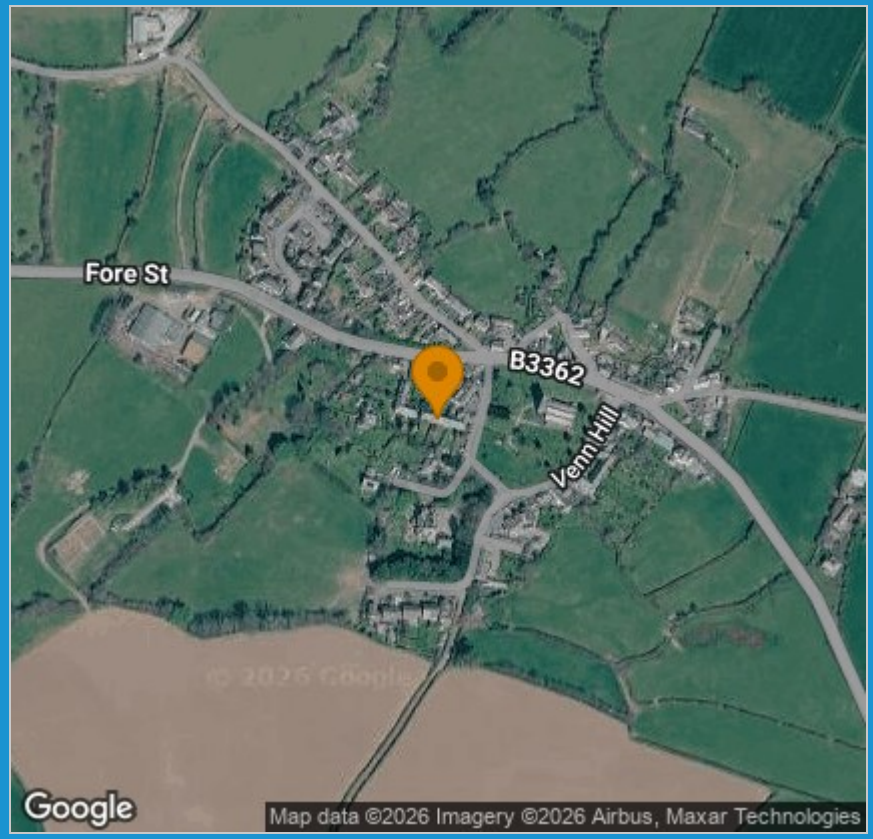
Directions
Coming from Tavistock, take the Launceston road towards Milton Abbot. Proceed along this road for about 7 miles until you reach the village. Take a left hand turning into "The Parade. You will shortly pass the church. On the right hand side a short distance from the church, the property can be found.

Agent's note
Please note, spray foam insulation was previously applied in the roof but has been removed to from all timbers and battens. The current owners had no issue in obtaining their mortgage in 2024 but as some residue may be found we would advise any perceptive buyer to refer to their chosen Lendor

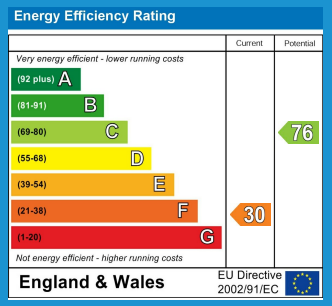
Floor Plan



Area Map



Energy Efficiency Graph



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