



20 GREAT FELLIGFIELD Three Bedroom Detached Bungalow in Popular Village
GUIDE PRICE **£260,000** **MARY TAVY**

MILLER TOWN & COUNTRY
Part of Smart Property Group



- » Three Bedroom Detached Bungalow
- » Popular Village Location
- » Photovoltaic Array
- » Electric Heating
- » Generous Gardens
- » Double Glazed

The Property

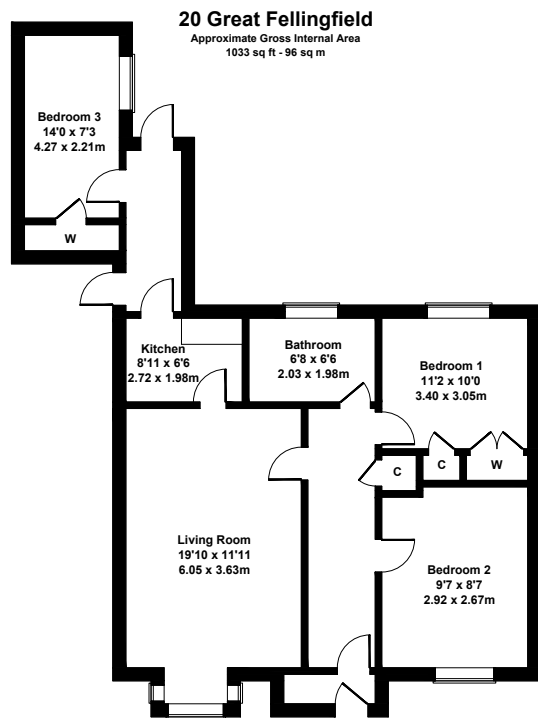
This three-bedroom detached bungalow has been well-maintained by the current owners and is cost-effective to run thanks to the photovoltaic array which runs the electric heating as well as double-glazed windows and doors. The property offers a generous dual aspect living room off which is a small well-equipped kitchen. From here a rear porch extension connects to the third bedroom which has windows to rear and a large walk-in wardrobe. The two other bedrooms are located opposite the living room and are both doubles, the principal bedroom has convenient fitted wardrobes and a window to the rear. The rooms are all light and airy and offer comfortable living accommodation.

Outside

To the front of the property is a generous lawned garden with drive to the side providing off road parking, with further unrestricted on-street parking if needed. To the rear, the spacious and private garden offers two useful sheds and pleasant rooftop views towards Dartmoor. The southerly aspect makes it a real suntrap, great for the keen gardener!







Not to Scale. Produced by The Plan Portal 2025
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Location

Great Fellingfield is a popular close within the heart of the village of Mary Tavy and a pedestrian cut through means the local village store is a just a few minutes' walk from the front door. The village has a vibrant community with an active village hall and church, as well as primary schooling. There is also a well-supported local pub which is renowned for its food and easy access to moorland for those wanting access to open countryside for walking the dog or simply blowing the cobwebs away after a days work. The village is about 4 miles from the bustling town of Tavistock and about 12 miles from Okehampton where there is a regular rail link to Exeter. The nearby cities of Exeter and Plymouth are a comfortable drive away and there is a regular bus service through the village.

KEY INFORMATION

-  3 Bedrooms
-  1 Bathroom
-  1 Reception Room
-  Driveway Parking
-  Not Listed
-  Heating: Electric
-  Utilities: Mains electric + photovoltaics. Mains water and drainage
-  Restrictions: Mineral rights reserved. Trade or business not to be run from premises. Front garden to remain clear and unfenced. No chickens/ducks to be kept. No caravans/campervans to be parked in driveway
-  Easements, Wayleaves: None known / Yes
-  Public Rights of Way: None / Yes
-  Flooding: None known / Describe event, flood zone, defenses etc
-  Notable Construction Materials: None known / list
-  Building Safety Concerns: None known / list
-  Mining Area: No / Yes - Mining Survey recommended
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: E (50)
-  Council Tax Band: C
-  Tenure: Freehold
-  Broadband: FTTC *Per Ofcom
-  Mobile Signal: Variable to good *Per Ofcom
-  Lateral living

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VIEWING: Strictly through the vendor's sole agents

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These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

