

view property

Town • Country • Coast

Edgcumbe Terrace

Milton Abbot, Tavistock

Offers In Excess Of £325,000

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Edgcumbe Terrace

Milton Abbot, Tavistock

Located in this sought after village, is this beautifully extended three bedroom and two reception room family home. A striking 'Wren' kitchen with central island and dining area, with separate study, utility room and a sitting room with woodburning stove. Front lawned gardens, superb views to front and adjoining farmland to the rear, together with off road parking.

Having been the subject of a modest extension in 2021, many improvements were also made including updated electric fuse box, replumbing, a new lpg gas fired boiler and radiators throughout, composite stable style front door, remote and/or voice sensor lighting with mood colour changing in the main bedroom, high quality bathroom fittings including a corner shower cubicle with rainfall and detachable shower heads, mira power shower and jacuzzi bath.

Briefly comprising; Entrance porch with door into a sitting room with flagstone floor and impressive exposed stone fireplace housing an Aga woodburning stove, understairs storage space, study with window and door to rear and door into a utility room with space for washing machine and a WC. A door from the study or the sitting room leads to the kitchen/diner boasting a superbly fitted kitchen with slimline gold glitter worktops and matching upstands, range of wall and base units with integrated fridge/freezer, dishwasher, built in Bosch double oven/microwave, pull-out bins. A central island with cupboards below and power sockets. Bosch induction hob and extractor over. Patio doors lead to the front garden. On the first floor, there are three generous bedrooms, family bathroom and boiler room with WC. A boarded loft space with ladder and light.

Outside , an area of off road parking with useful store shed and private steps lead up to the lawned gardens with mature shrubs and patio area, ideal for dining al fresco. Side access to the rear, with lpg bottled gas for heating and hot water. A rear pedestrian right of way exists for the terrace.

























Entrance Porch
14'9" x 11'3" (4.51 x 3.44)

Sitting Room
11'10" x 11'2" (3.62 x 3.42)

Kitchen/Diner
20'0" x 11'5" (6.1 x 3.49)

Study
7'4" x 6'11" (2.25 x 2.12)

Utility/Cloakroom
7'4" x 4'10" (2.25 x 1.48)

First Floor Landing

Bedroom 1
13'5" x 11'2" (4.10 x 3.41)

Bedroom 2
15'9" max x 9'0" (4.82 max x 2.76)

Bedroom 3
11'3" x 8'4" (3.45 x 2.55)

Bathroom
10'11" x 6'3" (3.33 x 1.91)

Boiler/Cloakroom
5'4" x 4'4" (1.64 x 1.33)

Services
Mains Electricity, Water and Drainage. LPG Bottled Gas

Tenure
Freehold

Council Tax Band
West Devon Borough Council - Tax Band B

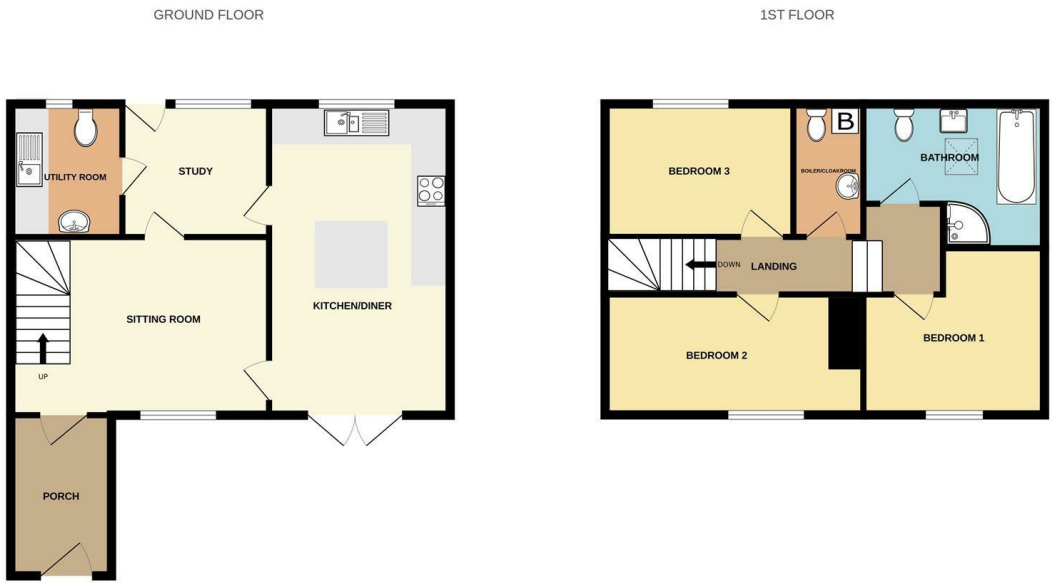
EPC
F29 - Epc carried out previous to improvements and extension.

Situation
The pretty West Devon village of Milton Abbot has a primary school, 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 Walkham, Tavy and Tamar.

Directions
As you enter Milton Abbot from Tavistock, take the fork in the road to the right opposite The Parade. Follow this road and the property can be found on the right.

Agent's note
The vendor is a relation of an employee of View Property.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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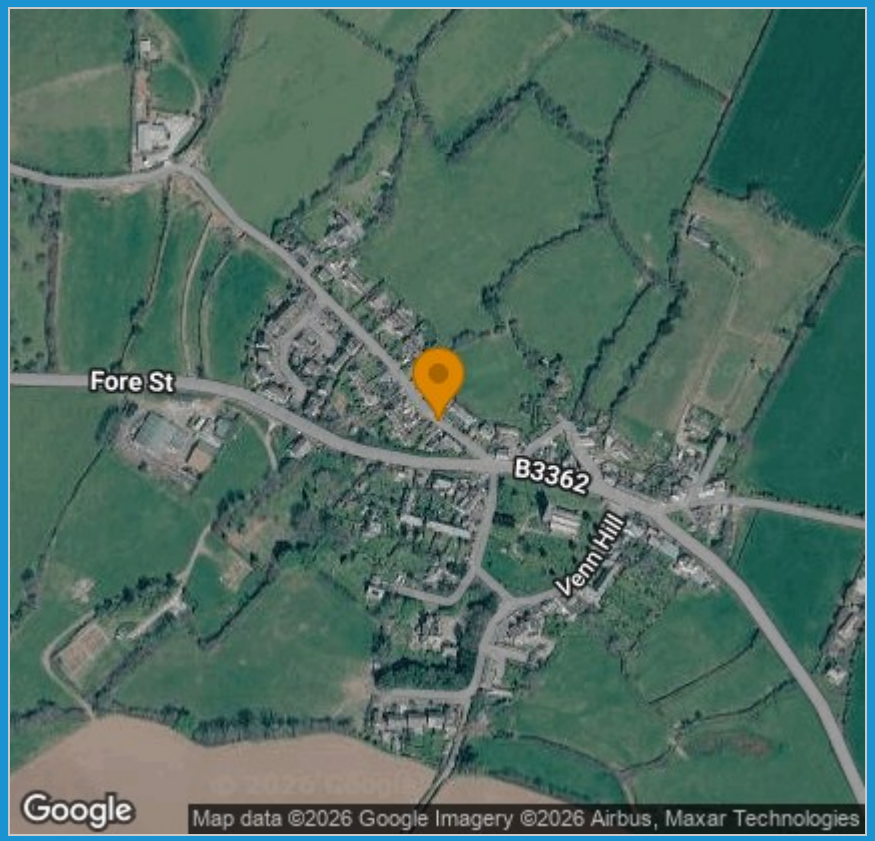
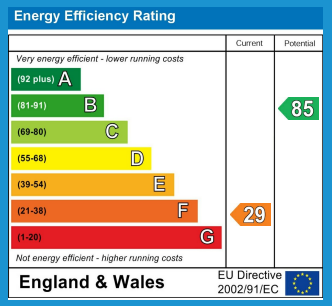
Area Map



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.

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