



Town • Country • Coast



Lutyens Fold

Milton Abbot, Tavistock

Guide Price £239,950



## Lutyens Fold

Milton Abbot, Tavistock

In a tucked away cul-de-sac location, surrounded by rolling countryside in the pretty village of Milton Abbot, is this three bedroom terraced home with generous reception space, garage and enclosed garden backing onto green fields. This property is available with no onward chain and within close proximity to the local school, this property would make an ideal family home.

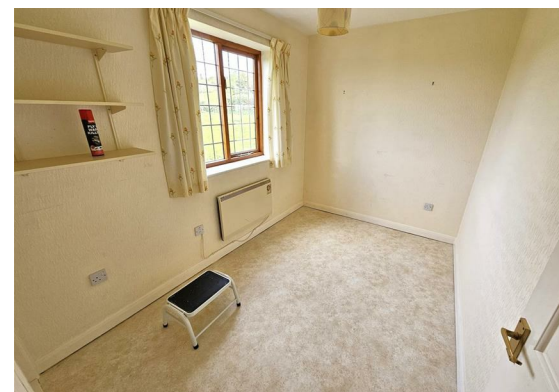
The property boasts a good sized living room with patio opening into a dining room - a great space for family living or entertaining, and a modern kitchen with a range of base and wall units and door to the outside.

Upstairs there are three bedrooms, two doubles and one good sized single. Bedroom One has its own en-suite shower room and built in storage. Bedroom two and three also have built in storage with the third bedroom enjoying views over the adjoining farmland.

There is a family bathroom with bath and shower over and basin and a separate room with WC and basin.

Outside the doors from the kitchen and the dining room open onto a patio, perfect for sitting and enjoying the summer sun. Steps lead down to a gravelled area bordered by pretty planting. The garden backs on to a green field, in which lambs can be seen running around in the spring months.





#### Entrance Hall

#### Living Room

15'11" x 9'10" (4.86 x 3.01)

#### Dining Room

10'5" x 8'4" (3.18 x 2.55)

#### Kitchen

10'11" x 7'4" (3.33 x 2.25)

#### Bedroom 1

12'11" x 7'11" (not into window recess) (3.94 x 2.43  
(not into window recess))

#### En-suite

9'2" x 2'11" (2.81 x 0.89)

#### Bedroom 2

9'9" x 9'0" (2.98 x 2.76)

#### Bedroom 3

9'11" x 6'10" (3.04 x 2.10)

#### Bathroom

8'5" (max) x 8'4" (max) (2.58 (max) x 2.56 (max))

#### WC

3'10" x 4'6" (1.17 x 1.38)

#### Tenure

Freehold

#### Services

Mains electricity, drainage and metered water.  
Electric storage heaters.

#### EPC

TBC

#### Council Tax Band

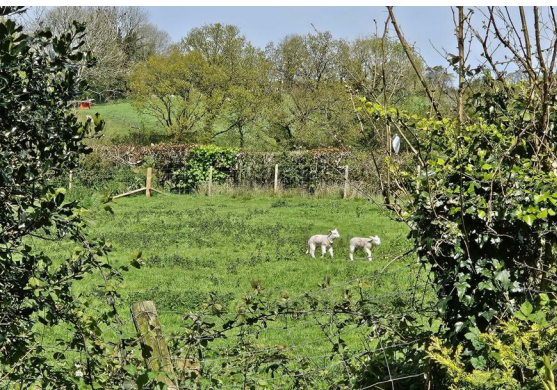
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#### Situation

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.

#### Directions

From Tavistock, proceed past Tavistock hospital towards Lamerton. After approximately 5 miles, you will reach the village of Milton Abbot. Travel past Milton Abbot School. As you approach the village pub The Edgcombe Arms, take the right hand turn immediately after. Follow the road and turn left into the cul-de-sac Lutyens Fold. The property can be found on your right shortly after entering the cul-de-sac.



## Floor Plan



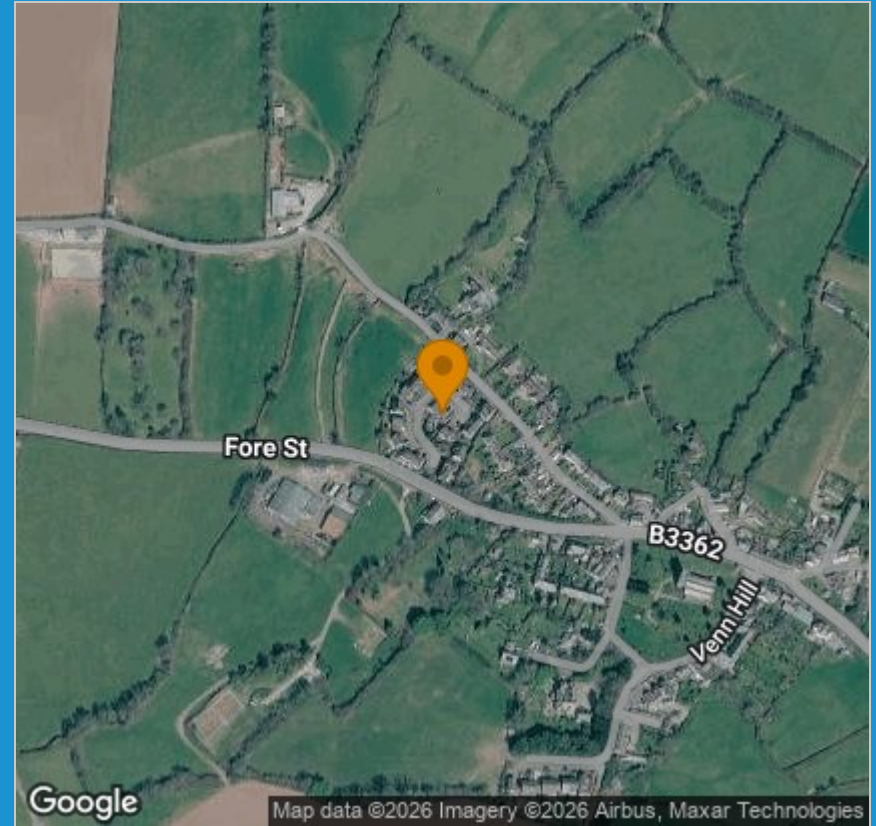
## Viewing

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

