

view property

Town • Country • Coast

Lutyens Fold

Milton Abbot, Tavistock

Guide Price £235,000

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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 opening into a dining room with patio doors out onto the garden - 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
E/52

Council Tax Band
D

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.

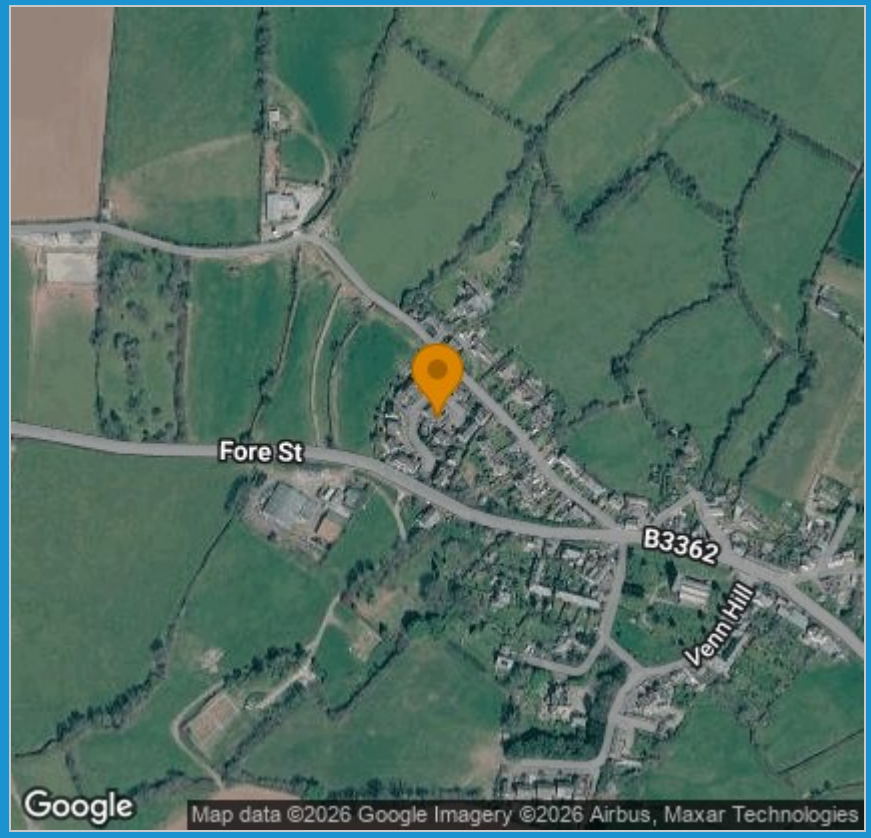
Directions
From Tavistock, proceed past Tavistock hospital towards Lamerton. After approximately 5 miles, you will reach the village of Milton Abbot. Travel past Milton Abbot School. As you approach the village pub The Edgcumbe Arms, take the right hand turn immediately after. Follow the road and turn 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

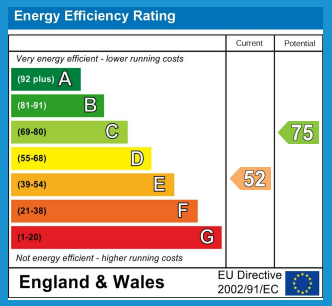


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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