



Warren Road

Mary Tavy, Tavistock

Offers In Excess Of £400,000



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NO ONWARD CHAIN. Situated in this sought after moorland village is this immaculately presented detached three double bedroom family home, much improved by the current vendors, including a new Wren Kitchen, an extended dining room, some new windows, inset woodburner, carpets and a combination lpg gas boiler, all within the last three years. Set in extensive wrap around gardens, detached garage and driveway providing parking for several vehicles including a motorhome if required.

You enter into a welcoming entrance hall with stairs to the first floor. Downstairs cloakroom, study/bedroom three, 'L' shaped double aspect sitting room with inset woodburner and enjoying garden views, modern kitchen with slimline worktops, induction hob, integrated fridge and slimline dishwasher, opening into a spacious light airy dining room and patio doors to outside. Useful utility room with upvc stable style door to outside. On the first floor a good sized landing gives access to two generous double bedrooms. One with a range of built-in wardrobes and superb views toward the moors. The other overlooks the gardens and boasts a shower recess, currently a linen cupboard but could be reinstated.

The wrap around gardens are a particular delight with many mature shrubs, flower beds and small trees. There is a courtyard patio outside the dining room, further timber seating area and lawn, with a composite decked terrace and barbecue area. A detached garage with adjoining log store has power and light connected, further 12ft x 6ft timber store, further patio with store and lpg storage tank and gate leading to the driveway.

Located close to many scenic walks and within walking distance of the Mary Tavy Inn.





Entrance Hall
Cloakroom
Bedroom 3/Study
11'6" x 8'9" (3.52m x 2.68m)
Kitchen
10'9" x 7'2" (3.28m x 2.20m)
Dining Room
15'2" x 8'5" (4.64m x 2.59m)
Utility Room
8'10" x 7'3" max. (2.71m x 2.23m max.)
Lounge
17'0" x 15'10" max (5.19m x 4.85m max)
Being 'L' Shaped.

First Floor Landing
Bedroom 1
15'10" x 9'6" (4.84m x 2.91m)
Built-in wardrobes to one wall.
Bedroom 2
11'6" plus recess x 10'3" max. (3.52m plus recess x 3.14m max.)
Shower Recess.
Bathroom
6'2" x 5'8" (1.9m x 1.74m)
Garage
16'1" x 8'2" (4.91m x 2.50m)
Up and Over door. Door to rear.

Services
Mains water, mains electricity and mains drainage. LPG Gas Heating.

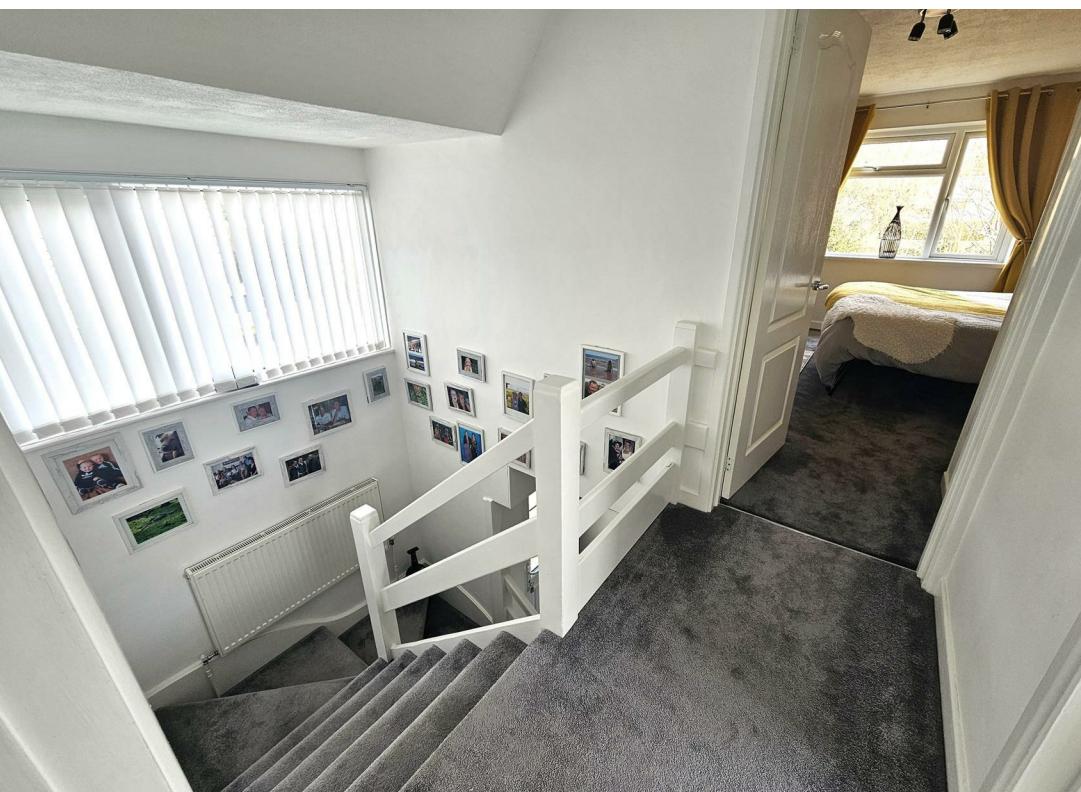
Local Authority
West Devon Borough Council - Tax Band D

EPC
F25

Tenure
Freehold

Situation
The property is located within the popular moorland village of Mary Tavy which is approximately 4 miles from the market and ancient stannary town of Tavistock. Mary Tavy offers a good range of village amenities including a public house, well patronised post office/general store, well regarded county primary school, community centre and direct access onto Dartmoor. The nearby market town of Tavistock offers a more comprehensive range of shopping, banking and secondary schooling facilities as well as numerous leisure facilities which include tennis and bowling clubs, indoor swimming pool and 18 hole golf course. The city of Plymouth lies approximately 20 miles distant, and offers a complete range of retail outlets as well as road, rail and air links alongside continental ferry services.

Directions
From Tavistock proceed on the A386 towards Okehampton and into the village of Mary Tavy. At the War Memorial turn right into Bal Lane and follow this road for a short distance, turning left into Warren Road. The property will be found after a short distance on the right hand side.



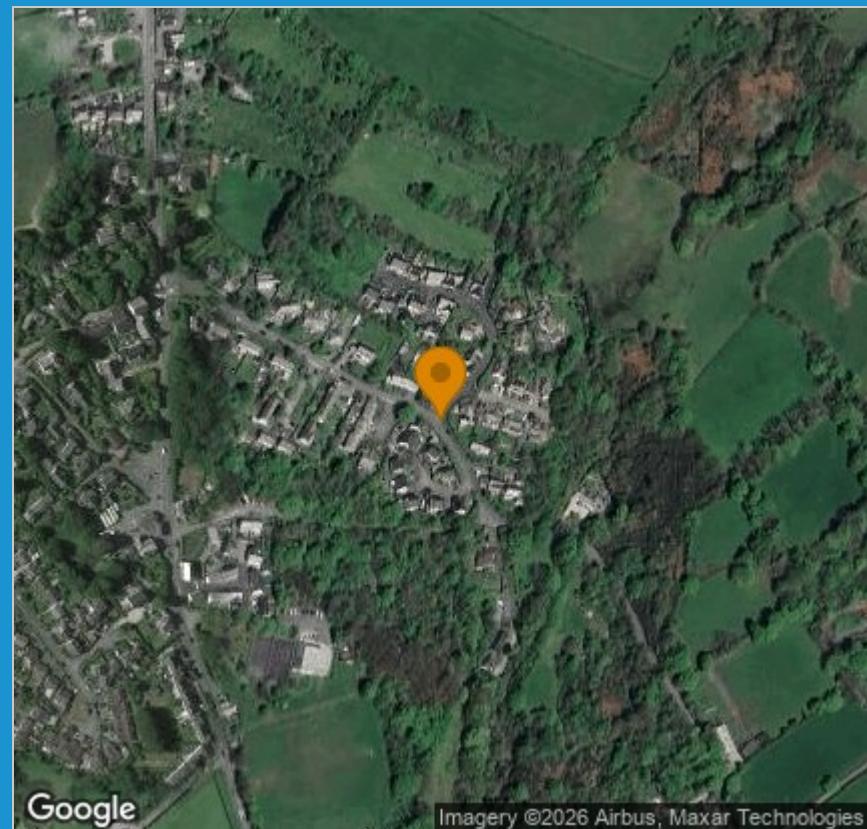
Floor Plan



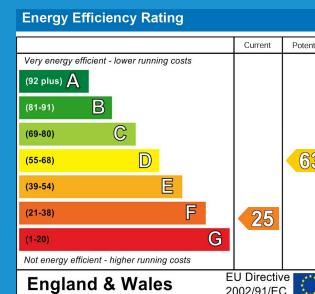
Viewing

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.

Area Map



Energy Efficiency Graph



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