



Town • Country • Coast



Fore Street

Milton Abbot, Tavistock

Guide Price £350,000



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Set in the heart of this Devon village is this period attached cottage, offering many attractive features including high ceilings, picture rails, cast iron fireplaces, flagstone floors, window seats and timber panel doors. There are two generous double bedrooms and bathroom, two large reception rooms, kitchen/breakfast room and a further loft room with adjacent shower room. Cottage style gardens with useful store shed and seating areas.

The cottage benefits oil fired central heating and Chartwell Green upvc double glazed windows and doors. Impressive gabled entrance porch with exposed stonework and bench seat leads into the entrance hall with flagstone floor and stairs to the first floor. A double aspect sitting room with window seats, recessed shelving, storage cupboards and attractive fireplace with tiled inserts, housing an electric coal effect fire. The dining room offers ample space for a large table and chairs, built-in storage cupboards and a door with stairs leading to the loft room/hobbies room/home office. This room is open plan with two skylight windows and an adjoining shower room with recess housing the oil fired boiler.

From the dining room an opening leads into the kitchen/breakfast room with handmade kitchen units, Belfast sink and ceramic drainer, space for range cooker and a door leading to the garden. Ample space for white goods. Stairs from the hall lead to a large Cellar/Workshop with door to outside.

On the first floor are two double bedrooms, both with cast iron feature fireplaces and one with built-in storage cupboards. A laundry room offers space and plumbing for washing machine and tumble dryer. The bathroom is particularly spacious with a central tap bath, separate recessed shower, WC and overmount basin.

Outside, gardens with gravelled area and lawn, suntrap areas for dining al fresco and bordered by mature shrubs and flower beds. Steps lead up to a further gravelled area and store shed housing the oil tank.





Porch

Entrance Hall

Living Room

14'9" x 12'4" (4.51m x 3.77m)

Dining Room

13'7" x 13'7" (4.15m x 4.16m)

Kitchen/Breakfast Room

12'11" x 13'0" (3.95m x 3.97m)

First Floor Landing

Bedroom 1

12'3" x 11'3" (3.75m x 3.44m)

Bedroom 2

13'7" x 10'0" (4.15m x 3.05m)

Laundry Room

6'1" x 4'3" (1.86m x 1.31m)

Bathroom

12'3" x 11'5" max + shower recess (3.74m x 3.50m max + shower recess)

Loft Room

11'6" x 10'1" restricted height (3.52m x 3.09m restricted height)

Shower room

Cellar

14'11" x 12'2" (4.56m x 3.72m)

Services

Mains Electricity, Water and Drainage. Oil Fired Central Heating.

Tenure

Freehold

Local Authority

West Devon Borough Council - Tax Band C

EPC

F37

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. 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 Walkhampton, Tavy and Tamar.

Directions

From Tavistock Take the Launceston Road towards Milton Abbott. As you enter the village the church will be on your left, the property can be found on the right through a small black gate.



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

