



CHILSWORTHY
O.I.E.O. £389,950

Stunning Eco Friendly Detached 3 Bedroom Bungalow

 3 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: A (97)


MILLER
TOWN & COUNTRY



- » Beautifully Presented Throughout
- » Cavity Wall & Added Loft Insulation
- » Photovoltaics & Air Source Heat Pump
- » New Roof & Triple Glazed
- » New Fitted Kitchen
- » Garage & Parking
- » Large Gardens & Far-Reaching Rural Views
- » Re-Fitted Shower Room

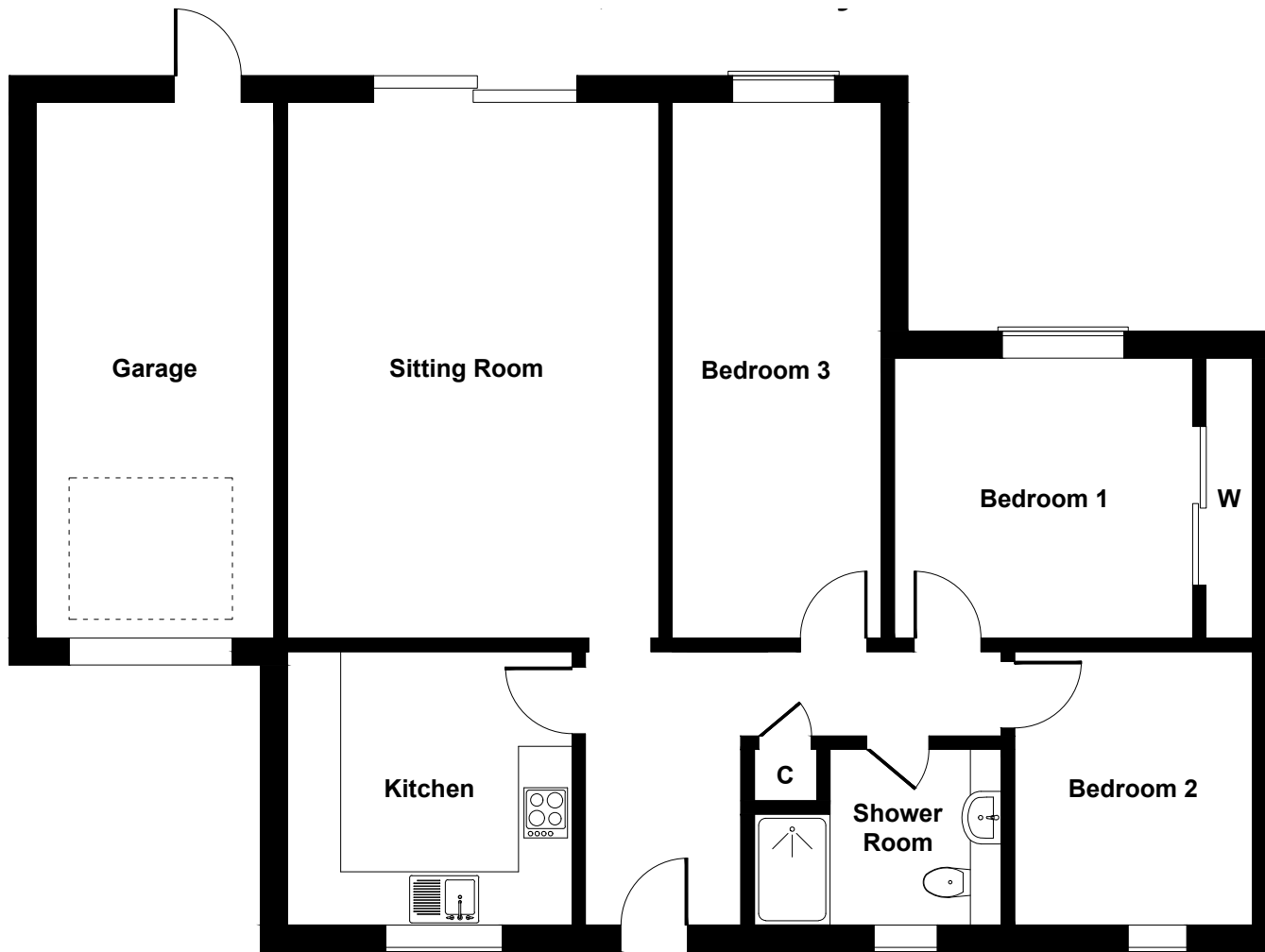
The Property

Unique opportunity to acquire a beautifully presented three-bedroom detached bungalow in an idyllic rural village location with extensive rural views and generous gardens. The current owners are very keen on sustainability and have invested in re-roofing the property and installing photovoltaics as well as a quality Daikin high temperature air source heat pump for heating and hot water. Additional wall and loft insulation has also been installed along with triple glazed windows throughout the property. All these benefits make it an exceptionally cost-effective home to run. Over and above the current owners have also renewed and modernised the kitchen and bathroom, both rooms have been tastefully modernised to create a feeling of quality and to maximise functionality and space.

Location

Located in the Tamar Valley in the popular village of Chilsworthy close to the neighbouring village of Gunnislake which offers a range of local amenities such as Post Office, local store, supermarket, primary school, doctors' surgery and rail link to Plymouth. The nearby towns of Callington and Tavistock are both easily accessible by car and the south coast is approximately 30 minutes' drive away.





Not to Scale. Produced by The Plan Portal 2023
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Accommodation

Ground Floor

Entrance Hall 8'2" x 8'1" (L shaped)

Kitchen 10'8" x 10'2"

Living Room 12'11" x 20'0"

Bedroom 1 11'2" x 10'6"

Bedroom 2 8'11" x 10'3"

Bedroom 3 7'10" x 19'10"

Shower Room 7'8" x 6'7"

Outside

Garage 8'1" x 20'1"

To the front of the property is parking for two cars and a driveway providing further off-road parking for up to two cars and giving access to the attached garage. There is a small courtyard garden to the front with patio area and raised lawn. To the rear is a large, paved patio with commanding views across rolling countryside as far as Brentor Church and Dartmoor. From here there is a large gently sloping garden that is primarily lawned for ease of maintenance, mature hedging, a selection of established trees and shrubs and a former chicken coop which has been left as a rewilding project by the current owners attracting a wide range of wildlife. There are three garden sheds and a double greenhouse.

Services: Mains electricity, water and drainage. Telephone and broadband. Air source heat pump and photovoltaics.

Council Tax Band: C **Tenure:** Freehold



Miller Town & Country | 01822 617243

2 Drake Road, Tavistock, Devon, PL19 0AU.

tavistock@millertc.co.uk | www.millertc.co.uk



VIEWING:

Strictly through the vendor's sole agents

Tavistock 01822 617243

Okehampton 01837 54080

Council Tax Band: C

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

