



MARY TAVY

O.I.E.O. £550,000

Well Presented, Detached 4 Bedroom Period Home

 4 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: E (50)


MILLER
TOWN & COUNTRY



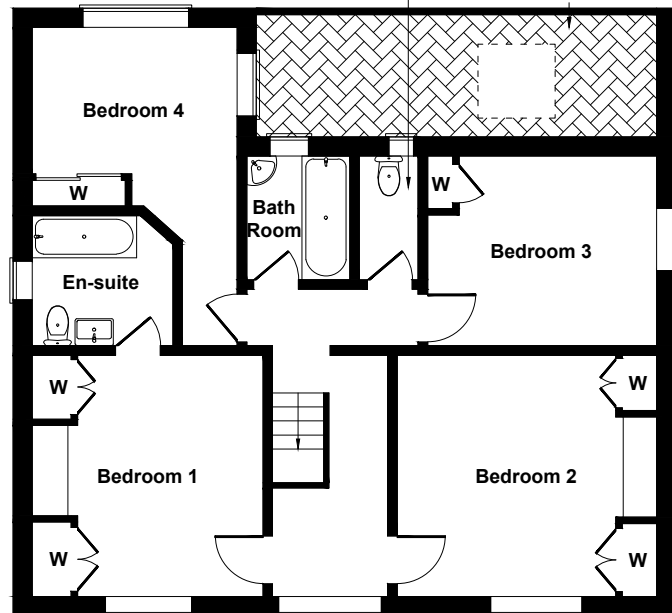
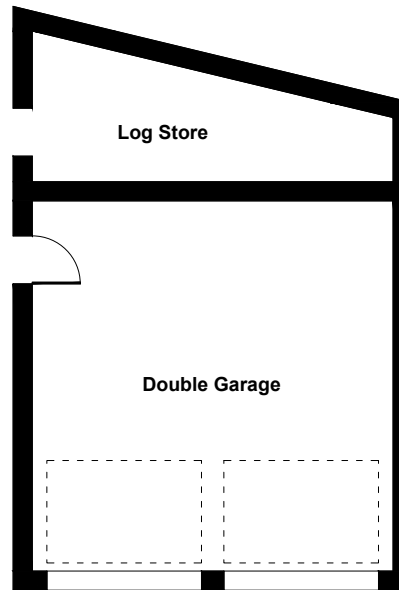
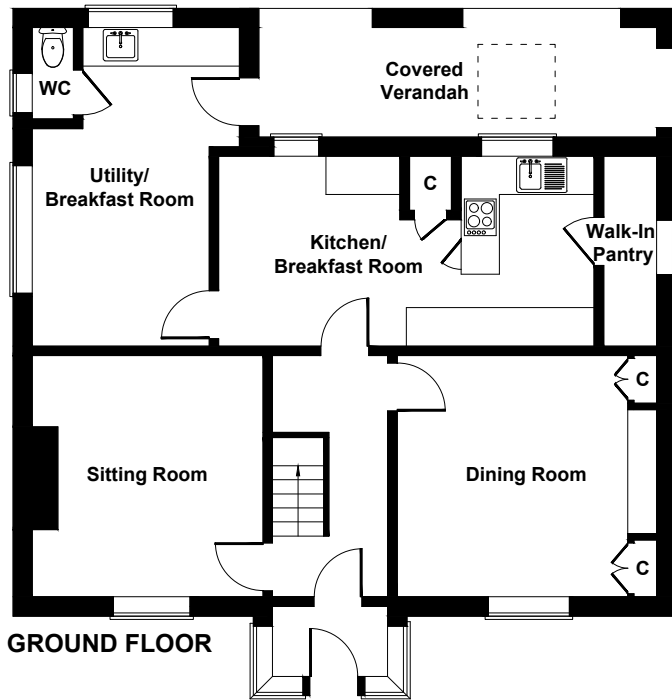
- » 4 Double Bedrooms
- » Principal Bedroom with Ensuite
- » Well Proportioned Rooms
- » Period Features
- » Gardens Front, Side & Rear
- » Driveway, Turning Area & Parking
- » Double Garage with Power & Light
- » Log Store & Workshop

The Property

This beautifully presented four bedroom detached period property sits in the pretty village of Mary Tavy, just on the edge of the moors. The kitchen breakfast room has a cosy cottage feel with a log burner and a walk-in pantry cupboard, along with a useful utility room adjacent. There is a separate dining room with a large fireplace housing another log burner, and the characterful sitting room over-looks the front gardens. Upstairs, all four bedrooms are doubles, and the main bedroom has an ensuite, with the other three being served by a main bathroom and separate WC.

Location

Mary Tavy is a popular village offering a good range of local amenities including Post Office/ stores, outstanding primary school and public house as well as a church and vibrant village hall. Situated on the edge of Dartmoor National Park, there is easy access to stunning countryside and a wide variety of open walks. The nearby towns of Tavistock and Okehampton are both easily accessible by car or by the regular (rail link) bus service.



Not to Scale. Produced by The Plan Portal 2024
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Accommodation

Ground Floor

- Porch 5'5" x 3'8" (1.65m x 1.12m)
- Hallway 5'11" x 13'3" (1.80m x 4.04m)
- Sitting Room 11'10" x 13'3" (3.61m x 4.04m)
- Dining Room 11'5" x 12'5" (3.48m x 3.78m)
- Kitchen/Breakfast 19'3" x 9'6" (5.87m x 2.90m)
- Walk-In Pantry 2'11" x 9'6" (0.89m x 2.90m)
- Breakfast/Utility 9'10" x 16'4" (3.00m x 4.98m)
- Separate WC 2'3" x 4'8" (0.69m x 1.42m)

First Floor

- Bedroom 1 12'2" x 12'4" (3.71m x 3.76m)
- Ensuite 7'5" x 7'8" (2.26m x 2.34m)
- Bedroom 2 12'9" x 12'4" (3.89m x 3.76m)
- Bathroom 5'6" x 5'8" (1.68m x 1.73m)
- Separate WC 2'1" x 5'8" (0.63m x 1.73m)
- Bedroom 3 10'9" x 11'9" (3.28m x 3.58m) (Avg.)
- Bedroom 4 13'4" x 9'7" (4.06m x 2.92m)

Outside: The front and side gardens enjoy a southerly aspect. There is a sweeping driveway leading up to a parking and turning area for up to four cars and detached modern double garage with electric up and over doors and power and light connected with large loft over. To the rear of the property is a large, covered verandah which is paved leading out to a further area of lawned garden offering a good degree of privacy and seclusion, with a barbecue area.

Double Garage 18'6" x 19'0" (5.64m x 5.79m)

Services: Mains electricity, water and drainage. Oil fired central heating. Telephone & broadband connected.

Council Tax Band: E **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

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