



Town • Country • Coast



Peter Tavy, Tavistock  
Offers In Excess Of £240,000



## Peter Tavy, Tavistock

### **\*EXCITING DEVELOPMENT OPPORUNITY\***

Coming to the market for the first time, this is an exciting opportunity for a developer or those looking to create their ideal home in a highly desirable and sought after village location. Currently, this is a two bedroom detached bungalow on the fringe of Peter Tavy but has huge further potential (subject to the necessary planning consent), **AVAILABLE WITH NO ONWARD CHAIN!**

A section of the property had been found to have Mundic so with this in mind we would suggest its suitable for cash buyers only. Further information is available upon request. The property is in need of modernisation and boasts generous rear gardens backing onto a further lawned area that is an unusual asset for such a property, providing an exciting opportunity for any prospective purchaser.

The gardens are lovely with gravelled and paved areas, bordered by stocks of shrubs, a perfect space for summer alfresco dining. The property also greatly benefits from an additional laid to lawn area. With a garage and shared driveway there is space for a couple of cars.

Internally, the accommodation briefly comprises living room, kitchen, utility, master bedroom, second bedroom and bathroom with WC, basin and shower.





### Hallway

15'3 x 3'6 (expanding to 5'50 (4.65m x 1.07m (expanding to 1.52m))

### Lounge

12'9 x 12'9 (narrowing to 11'3) (3.89m x 3.89m (narrowing to 3.43m))

### Kitchen

12'9 x 11'4 (3.89m x 3.45m)

### Master Bedroom

13'1 x 12'9 (3.99m x 3.89m)

### Bedroom Two

11'4 x 10'10 (3.45m x 3.30m)

### Shower room

7'5 x 5'5 (2.26m x 1.65m)

### Utility

5'00 x 3'11 (1.52m x 1.19m)

### Porch

5'3 x 4'2 (1.60m x 1.27m)

### Services

Mains electricity and water, private drainage and oil central heating. LPG bottled gas.

### Council Tax Band

D

### Tenure

Freehold

### EPC

38/F

### Situation

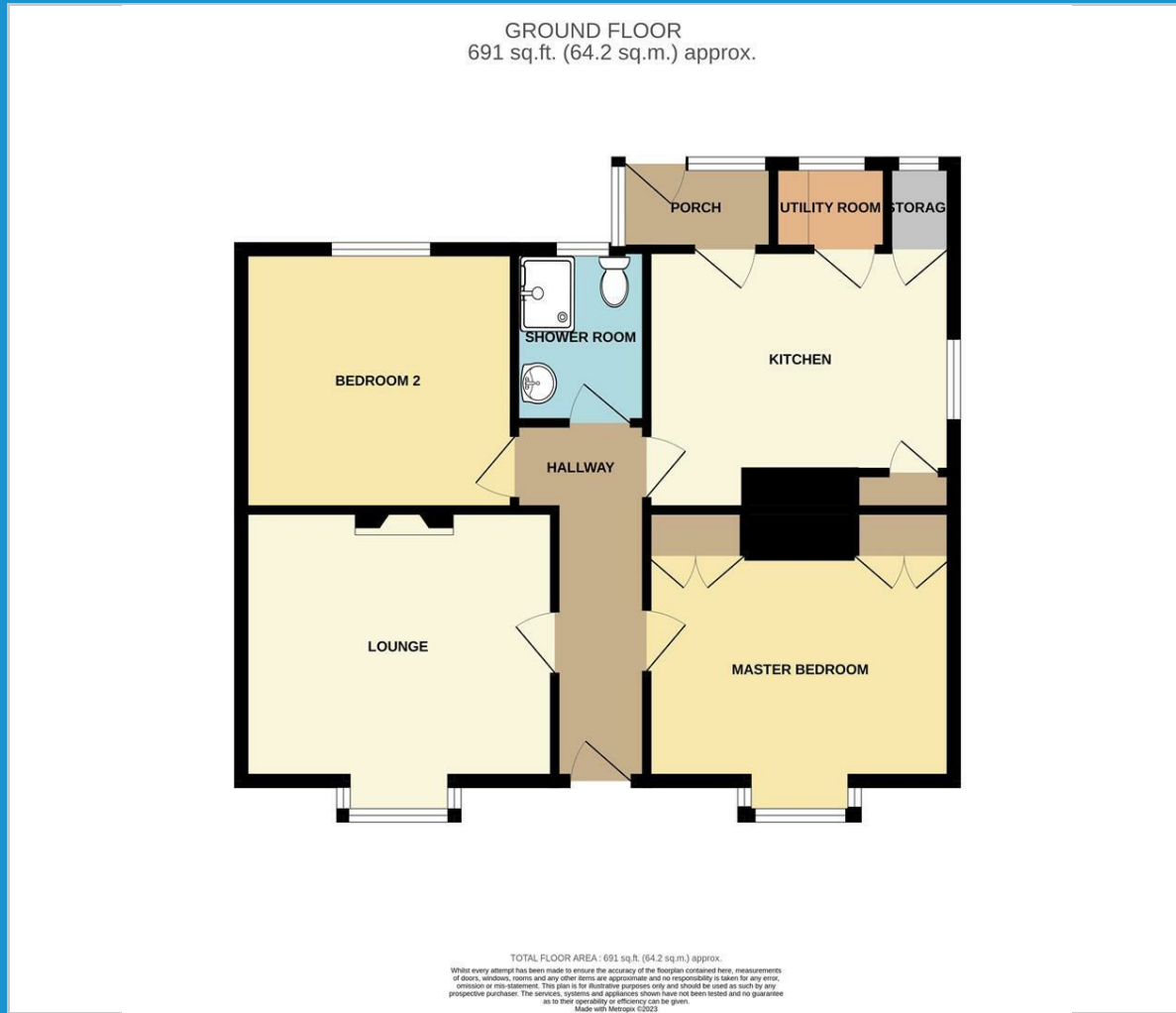
Peter Tavy is a village 3 miles along the A386, North-East of Tavistock, Devon, England; it is named after the River Tavy. Tavistock is an ancient stannary and market town within West Devon, England.

### Directions

Coming from Tavistock, follow the A386 all the way to Harford Bridge where you take a right turn towards Harford Bridge Holiday Park. Proceed along Langsford Road until you come to a bend at the top of the hill. Proceed around the bend and you will find the property immediately on your left.



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

## Area Map



## Energy Efficiency Graph

