



Town • Country • Coast



The Parade

Milton Abbot, Tavistock

Price Guide £284,000



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This charming, three bedroom cottage is located on a corner plot with generous gardens to front, side and rear, boasting character features throughout with two reception rooms and three well proportioned bedrooms.

The Grade II listed Lutyens property is located in a tucked away location, yet still close to all of the amenities within the village. The property itself benefits from stunning views across to the surrounding countryside. The kitchen is fully fitted with a range of floor and wall mounted units and oak style worktops. Both the living and dining room offer economical warmth with a focal point wood burner in the living room and a multi fuel stove in the dining. The three bedrooms are bright and airy with bedroom one offering lovely views across the gardens. The bathroom has recently been redone with a full white suite.

The front garden is sizeable and enclosed, giving a sense of seclusion and peace. There is also a spacious decking area, perfect for those summer barbeques. To the rear is an outside storage space fully equipped with a dual power point and lighting with additional fully functional WC; a great utility space and a raised lawned area with plenty of space for home growing plots.

Accommodation briefly comprises: Entrance hall, Living room, Dining room, Kitchen, Outside WC, First floor landing, Three bedrooms and Family bathroom. The property is equally distanced between the popular towns of Tavistock and Launceston.





Entrance Hallway

Living Room

13'6 x 12'1 (4.11m x 3.68m)

Dining Room

13'3 x 10'8 (4.04m x 3.25m)

Kitchen

12'9 x 8'6 (3.89m x 2.59m)

Landing

Bedroom One

14'8 x 12'3 (4.47m x 3.73m)

Bedroom Two

14'11 x 10'9 (4.55m x 3.28m)

Bedroom Three

8'4 x 7'3 (2.54m x 2.21m)

Bathroom

EPC

30/F

Tenure

Freehold

Services

Mains electricity and drainage, private water and LPG gas.

Council Tax Band

C

Situation

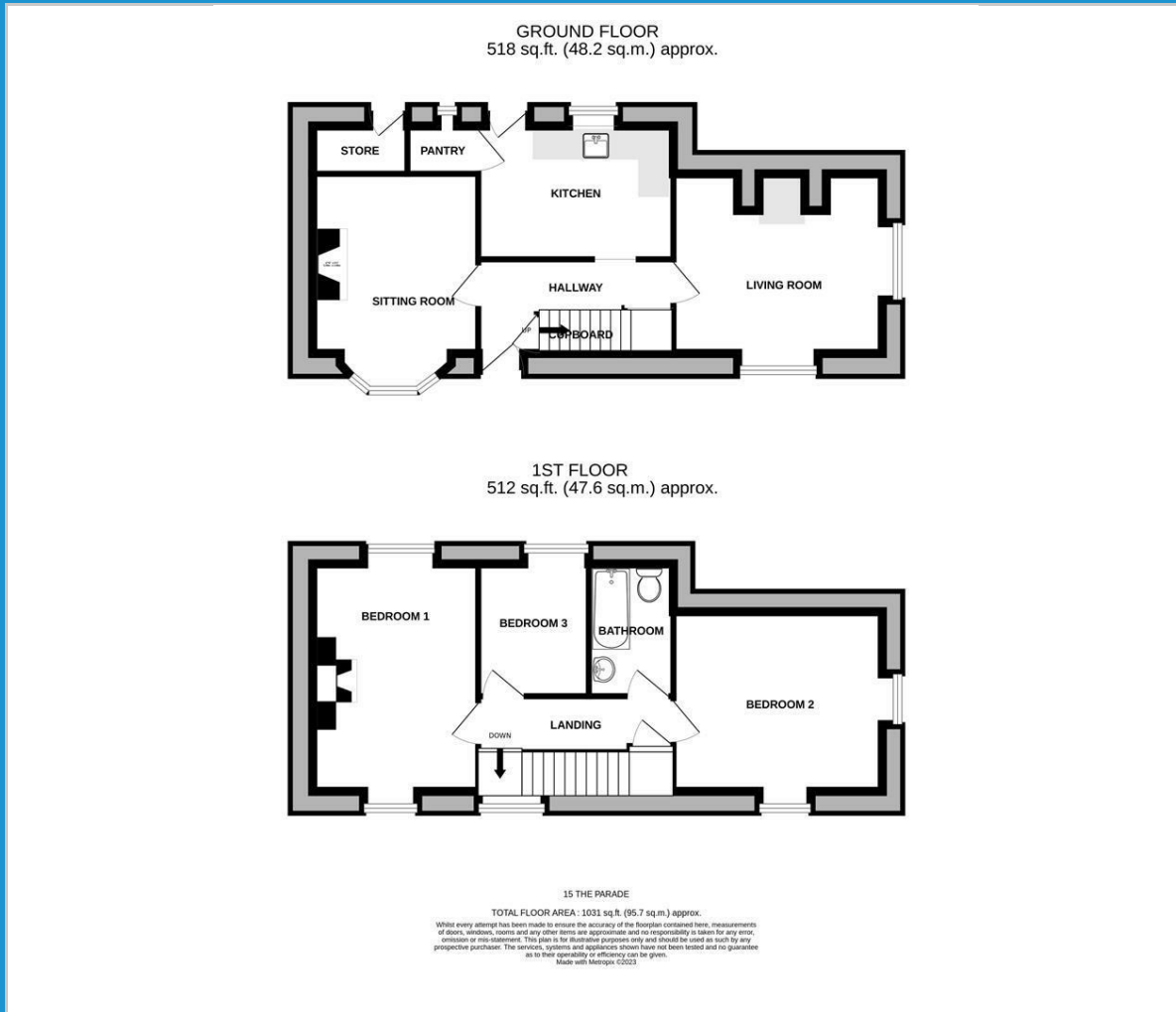
The pretty West Devon village of Milton Abbot has a primary school, well respected public house and thriving village community spirit and village hall. A more comprehensive range of shopping facilities can be found at the award winning market town of Tavistock nearby. Tavistock is an ancient stannary 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 Walkham, Tavy and Tamar.

Directions

Coming from Tavistock, take the Launceston road towards Milton Abbot. Proceed along this road for about 7 miles until you reach the village. Take a left hand turning into "The Parade". You will shortly pass the church. On the right hand side a short distance from the church, the property can be found.



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.

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Area Map



Energy Efficiency Graph

