

9, Great Fellingfield

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Mary Tavy, Tavistock, PL19 9QQ

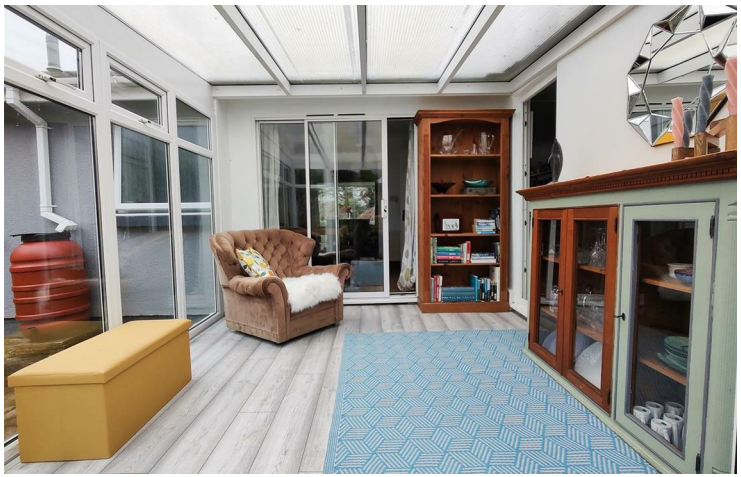
Open Moorland (Black Down Common) 0.4 miles • Tavistock 4 miles • Plymouth 19 miles • Exeter (via A30) 35 miles •

A three bedroom detached bungalow located in a quiet cul-de-sac in the sough-after village of Mary Tavy.

- Detached Bungalow
- 3 Bedrooms
- 2 Bathrooms
- Front & Rear Gardens
- Large Driveway
- Large Shed in Rear Garden
- Cul-de-sac Loaction
- No Onward Chain
- Freehold
- Council Tax Band: D

Guide Price £345,000







SITUATION

This bungalow is located on a cul-de-sac in the village of Mary Tavy. Mary Tavy itself has a good range of local amenities including a post office, general store, pub and Ofsted Outstanding-rated primary school. Tavistock, 4 miles to the south, is a thriving market town in West Devon forming part of a designated World Heritage Site, rich in history and tradition dating to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities. The maritime city of Plymouth is 20 miles to the south, and the city of Exeter lies 44 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DESCRIPTION

Located in the charming village of Mary Tavy, this well-presented 3-bedroom detached bungalow offers comfortable and practical living in a peaceful setting. The property features a private driveway, a welcoming front garden, and a delightful rear garden perfect for relaxing or entertaining.

ACCOMMODATION

You enter the property through a practical UPVC porch, ideal for shoes and coats, before stepping into the bright and spacious hallway. Above, a skylight floods the space with natural light, and there is access to the loft. To the left, the living room is a generous size, featuring a large front-facing window and a charming wood-burning stove, perfect for cosy evenings. The living room extends towards the rear, where a doorway connects back to the main hallway, and doors open into the conservatory an excellent space for a dining table or additional seating, overlooking the garden. The kitchen, also accessed from the living room, has been finished to a high standard. It includes a Belfast sink, 4-ring induction hob, a range of fitted cupboards and drawers, a double oven at eye level, and space for an American-style fridge freezer. A separate utility area offers space for a washing machine and tumble dryer. The bungalow benefits from three bedrooms. To the rear is the family bathroom, tastefully finished, and next to it Bedroom one, a spacious double with a built-in wardrobe and cupboard. At the front of the property, Bedroom three enjoys views over the garden. Off the kitchen, a small hallway leads to a modern shower room and into Bedroom two at the back of the property formerly the garage, now converted to create additional versatile accommodation.

OUTSIDE

Outside, the property is equally appealing. The front garden features a mixture of shrubs and flowers, alongside a driveway providing off-road parking. A gated side path leads to the rear garden, where a patio area is perfect for entertaining. Steps rise to a lawn bordered by well-stocked shrubs and plants, with an elevated patio in the far corner offering an additional seating area. The garden also houses the oil tank and a to the rear right hand corner is the fantastic-sized shed providing excellent dry storage.

SERVICES

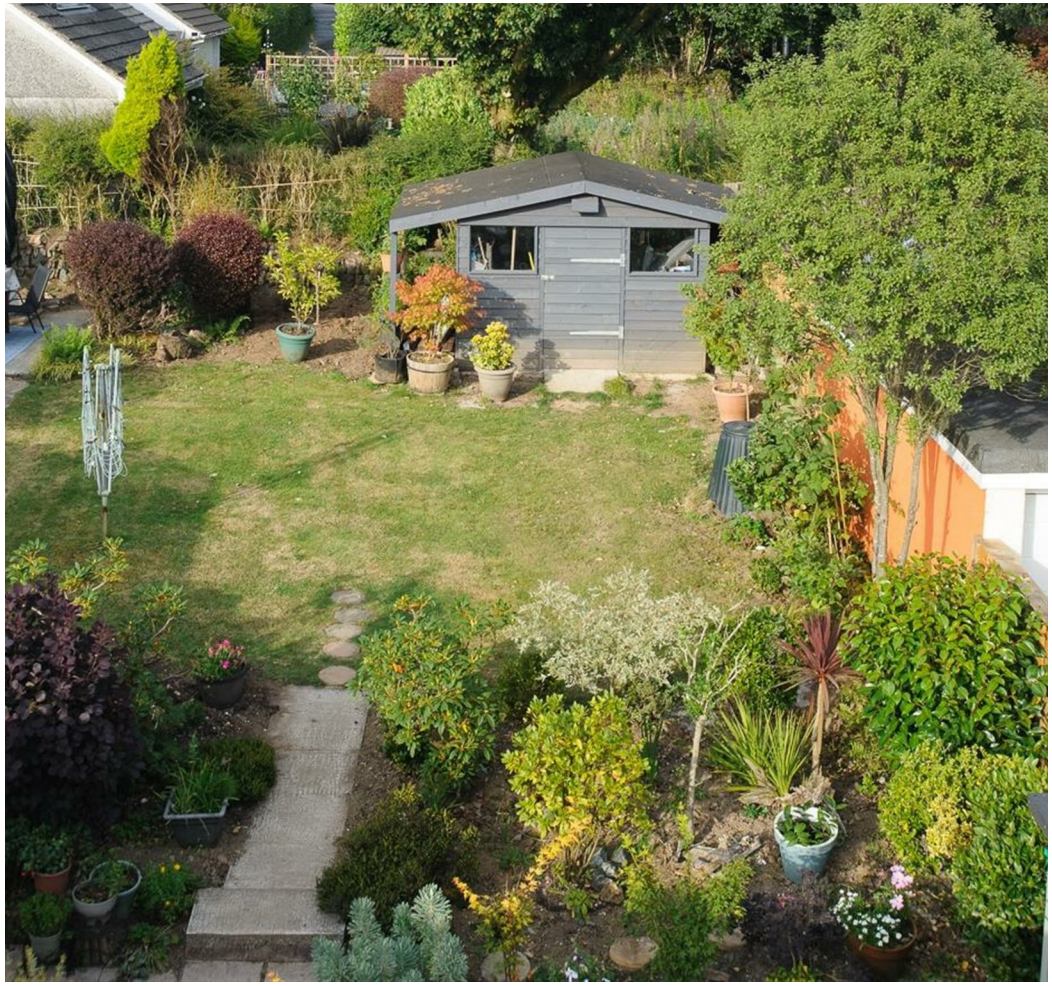
Mains water, electricity and drainage are connected. Oil-fired central heating throughout. Superfast broadband is available. Mobile voice/data services are available through EE, O2 and Vodafone (Source: Ofcom's inline service checker). Please note that the agents have neither inspected nor tested these services.

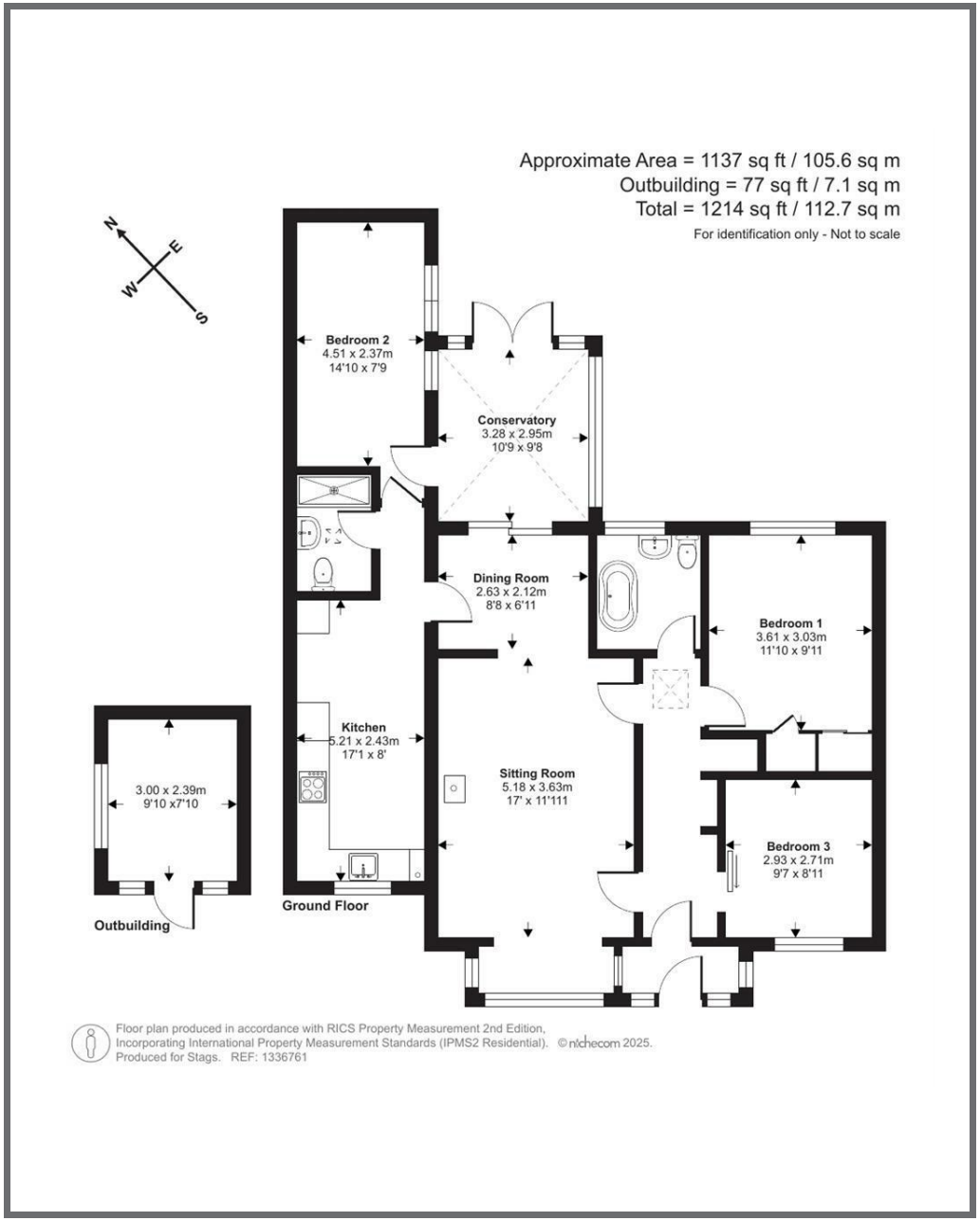






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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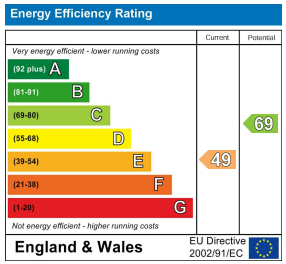

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