



TAVISTOCK

O.I.R.O. £210,000

Charming 2 Bedroomed Terraced Cottage

 2 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: E (51)

 MILLER  
TOWN & COUNTRY



- » Quiet, Peaceful Location
- » Charming 2 Bedroom Terraced Cottage
- » Granite Fireplace with Woodburning Stove
- » Modern Kitchen
- » Pleasant Country Views
- » Large Gardens
- » Only a Few Minutes' Drive from Town

## The Property

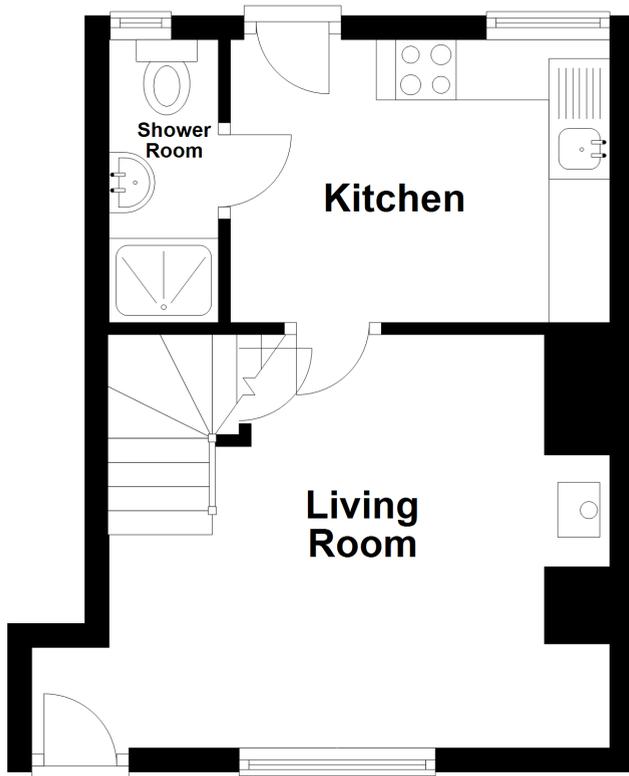
Charming and extensively renovated two-bedroom terraced cottage in a quiet semi-rural hamlet only five minutes from the busy town of Tavistock. On the ground floor there is an attractive sitting room with large granite fireplace and inset woodburning stove and former cloam oven, a modern kitchen/breakfast room and a shower room. On the first floor are two comfortable bedrooms, one of which has an ensuite cloakroom/WC. Several cottages in the row have extended with a combination of both single and two storey extensions to provide additional living accommodation. Any extension would be subject to the necessary planning consents.

## Location

The village of Mill Hill is located within a tranquil setting surrounded by woodland and open countryside. The market town of Tavistock provides good shopping amenities along with riverside park, leisure centre and theatre all based around the beautiful countryside of Dartmoor National Park.

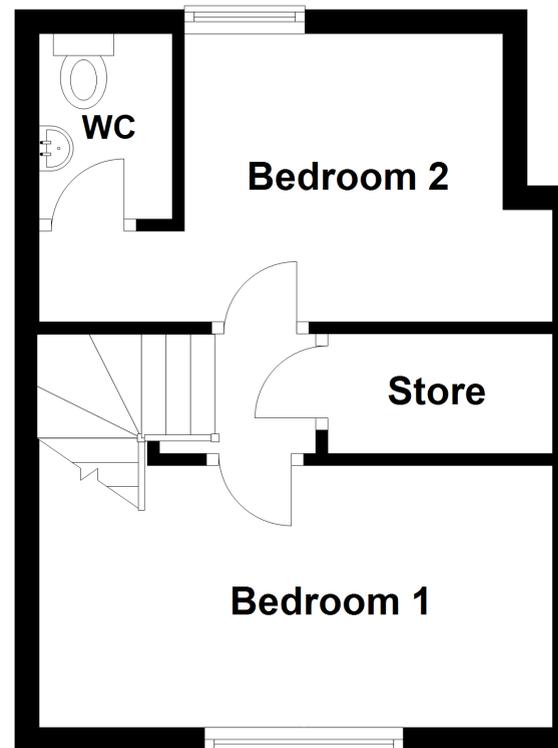
## Ground Floor

Approx. 24.8 sq. metres (266.9 sq. feet)



## First Floor

Approx. 23.8 sq. metres (256.0 sq. feet)



Total area: approx. 48.6 sq. metres (522.9 sq. feet)

Produced by Energy Performance Services for Identification purposes only.  
Plan produced using PlanUp.

## Accommodation

### Ground Floor

Open Storm Porch

Sitting Room 11'6" x 11'2" ext to 15'6" Max

Kitchen/Breakfast Room 9'11" x 7'9"

Shower Room/WC 2'10" x 7'8"

### First Floor

Landing 3'3" x 2'7"

Bedroom 1 13'10" x 8'7"

Bedroom 2 10'11" x 8'0"

Ensuite Cloakroom/WC 3'11" x 5'0"

### Outside

To the front of the property is an attractive cottage style garden with hedge and fence boundaries and gated access. There is a pleasant lawned area, seating area and path to the front door. To the rear is a substantial paved courtyard garden with stone built shed, lean-to log store and space for further timber shed. Gated access leads to the rear service lane across which is a further generous area of garden with steps and gate leading to a level lawned area, a garden shed and a sloping area of lawn which has historically been used by the current owners for chickens. There is unrestricted parking to the front of the property.

**Services:** Mains electricity, water and drainage.  
LPG heating.

**Council Tax Band:** A      **Tenure:** Freehold



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**VIEWING:**

Strictly through the vendor's sole agents  
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**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.

