



mansbridgebalment

PETER TAVY

£339,950



# OAK COTTAGE

Peter Tavy, Tavistock PL19 9NN

*Modern detached home in large level plot  
In this popular village on the edge of Dartmoor*

Conditional Planning Permission for Extension

Two Bedrooms

Sitting Room & Garden Room

South Facing Garden with Paved Terrace

Integral Garage & Driveway Parking



**£339,950**



**Bedford Court  
14 Plymouth Road  
Tavistock  
PL19 8AY**

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## **SITUATION AND DESCRIPTION**

Located in the heart of the popular moorland village of Peter Tavy, nestling on the western flanks of the Dartmoor National Park, some four miles from the popular market town of Tavistock.

Peter Tavy is a small village and has an attractive country inn and church. It is situated 3 miles from Tavistock, which has good shopping and educational facilities and a regular bus service to and from Plymouth with its fast Inter City rail links to London, Bristol and the North. There are also ferry services to Roscoff, Brittany and Santander, Northern Spain.

Tavistock is a thriving market town adjoining the western edge of the Dartmoor National Park and was in 2004 voted the winner of a nationwide survey undertaken by the Council for the Protection of Rural England involving 120 other market towns. Among the assets taken into consideration were history, architecture, community spirit, planning sensitivity, recreational facilities and individuality of shops and businesses. Additional facilities include a hospital, a bustling Pannier Market and a full range of schools both State and Private. Indeed Tavistock can claim to have everything adding up to a quality of life which would be hard to rival.

A modern two bedroom detached home, occupying a large level plot to be sold with the benefit of Conditional Planning Permission for a substantial extension adding two extra bedrooms, to create a large family home of some distinction. There is private driveway parking, an integral garage and a large south facing and sunny garden. This property is being sold with the benefit of no onward chain.

## **ACCOMMODATION**

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

### **ENTRANCE DOOR**

PVCu entrance door with oval glazed insert and full length glazed side panel.

### **VESTIBULE**

6' 6" x 4' 10" (1.98m x 1.47m)

Coved ceiling; electric storage heater; multi-paned glazed door to reception hall. Door to:

### **CLOAKROOM**

Close coupled WC; wash handbasin; decorative ceramic wall tiling; coved ceiling; extractor fan.

### **RECEPTION HALL**

Turning stairs to first floor; useful understairs storage cupboard; coved ceiling; window to front. Doors to:

### **SITTING ROOM**

18' 3" x 13' (5.56m x 3.96m)

Fitted with a woodburning stove set against a cut stone fireplace with matching hearth, timber mantel and display shelving; coved ceiling; two electric storage heaters; box bay window to front. Open plan access to:





#### **GARDEN ROOM**

12' 1" x 11' 2" (3.68m x 3.4m)

Of hardwood double glazed construction on a masonry base with vaulted ceiling, opening fanlights and windows; fitted sunblinds; electric storage heater; three quarter glazed French doors to outside and garden.

#### **KITCHEN/DINING ROOM**

14' 2" x 11' (4.32m x 3.35m)

Fitted with a range of wall and base units with light wood frontages and roll edge worksurfaces over, incorporating a stainless steel one and a half bowl single drainer sink unit with mixer tap over; decorative ceramic wall tiling; space and provision for electric cooker; space for dishwasher; pull-out larder cupboard; ample space for dining table and chairs; coved and textured ceiling; electric storage heater; window overlooking rear garden. Door to:

#### **UTILITY ROOM**

9' 2" x 6' 6" (2.79m x 1.98m)

Fitted with wall and base units with roll edge worksurfaces over, incorporating a stainless steel single drainer sink unit; ceramic wall tiling; plumbing for automatic washing machine; space for tumble dryer; textured ceiling; electric storage heater; window to rear; courtesy door to garage.



#### **FIRST FLOOR:**

##### **LANDING**

A galleried landing with built-in linen cupboard also housing the hot water cylinder; coved ceiling; access to roof space; window to side. Doors to:

##### **BEDROOM ONE**

14' 3" x 9' 1" (4.34m x 2.77m)

Built-in mirror fronted wardrobe with hanging rail and shelves; coved ceiling; electric storage heater; window to rear with super views to open countryside.

##### **BEDROOM TWO**

13' 1" x 8' 9" (3.99m x 2.67m)

Coved ceiling; electric storage heater; dual aspect windows to front and side.



##### **BATHROOM**

Fully tiled and fitted with a white suite comprising panelled bath with mains shower over with etched glass shower screen, close coupled WC, pedestal wash handbasin; mirror with light and shaver point; electric storage heater; opaque window to rear.

### OUTSIDE:

Vehicular and pedestrian access is via a (recently replaced) wooden five barred gate which leads in turn to a block paved driveway providing ample parking and turning for several vehicles and access to the:

### SINGLE INTEGRAL GARAGE

Up and over door; power and light supply; fitted workbenches; electric storage heater; window to side; courtesy door to rear and garden.

The property occupies a generous plot with a large garden which is a particular feature.

The front garden borders the driveway and comprises a raised lawn edged with shaped flowerbeds and borders, plants, trees and shrubs and is shielded from the roadside by traditional Devon bank topped with a mature hedge.

Block paved paths provide pedestrian side access to the south facing, sunny aspect rear garden which is level and predominantly laid to lawn with well stocked beds and borders, mature plants, trees and shrubs, designed to provide an array of seasonal colour. A block paved terrace overlooks the garden and is a perfect place for outdoor eating and entertaining. Two interconnected ponds provide a haven for wildlife. There is a timber summerhouse (now dilapidated), two large storage sheds and two aluminium framed greenhouses. At the rear of the garage are two lockable storerooms. There is an outside tap and courtesy lighting.



**AGENT'S NOTE** Conditional Planning Permission was granted by Dartmoor National Park Authority on 8 November 2017 under *Planning Reference 0412/17* for the erection of first floor extension over garage including ground floor extension to garage and porch. Further details can be obtained from the Dartmoor National Park website.

**SERVICES** Mains electricity, mains water, private drainage and electric storage heating.

**OUTGOINGS** We understand this property is in band 'E' for Council Tax purposes.

**VIEWING** By appointment with MANSBRIDGE BALMENT on 01822 612345.

**DIRECTIONS** From Tavistock's Bedford Square proceed over Abbey Bridge turning left at the roundabout into Dolvin Road and onto the A386. Continue for approx. 2.5 miles before turning right, signposted to Peter Tavy. Pass over Harford Bridge and continue on to the village where the property will be found shortly thereafter on the left hand side.

### Ground Floor



### First Floor



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