



17, Great Fellingfield

  
**STAGS**



# 17, Great Fellingfield

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 well-presented three-bedroom bungalow which has been refurbished throughout, offering spacious accommodation, a large driveway, garage and attractive enclosed gardens.

- Detached 3 Bedroom Bungalow
- Large Driveway With Parking
- Utility Area
- Useful Single Garage
- Enclosed Front & Rear Garden
- Established Fruit Trees
- Rural Village Location
- No Onward Chain
- Freehold
- Council Tax Band: C

Guide Price £375,000

## 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.

## VIEWING AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is ///remarried.cars.glow. For detailed directions, please contact the office.





## DESCRIPTION

17, Great Fellingfield is a recently refurbished three-bedroom detached bungalow, offering well-proportioned accommodation with a modern finish throughout. The property provides comfortable single-storey living, with a spacious sitting room featuring a log burner, a newly fitted kitchen and useful utility area. There are three bedrooms, a family bathroom and separate WC, with oak flooring adding warmth to the principal living areas. Outside, the property benefits from a particularly generous driveway, detached garage and well-established gardens to both the front and rear. The rear garden provides a good degree of privacy and includes areas of lawn, flower beds, mature shrubs and trees. Overall, the property offers a well-presented home in a pleasant village setting, with excellent parking and useful outside space.

## ACCOMODATION

The accommodation is approached through a side entrance into a useful porch with space for coats and shoes, leading into the main sitting room. The sitting room has attractive oak flooring, a log burner and ample space for both sitting and dining furniture. The hallway provides access to three bedrooms, with bedroom two being a good-sized double with fitted wardrobes and a large window overlooking the rear garden. Bedroom three is a well-proportioned single bedroom, whilst the principal bedroom is a further good-sized double with fitted wardrobes and a pleasant outlook over the garden. The family bathroom is fitted with a bath and shower, wash hand basin and WC, with a separate WC also provided. The newly fitted kitchen offers a good range of modern wall and base units, integrated fridge/freezer, four-ring induction hob, oven, microwave and dishwasher. A door leads from the kitchen into the useful utility area, which has space for a washing machine and tumble dryer, together with a further door providing access to the rear garden.

## OUTSIDE

The property is approached via a large driveway providing ample parking for several vehicles and leading to the garage. The front garden is mainly laid to lawn with flower beds, mature shrubs and three fruit trees, enclosed by established hedging. The rear garden is mainly laid to lawn with flower beds, gravelled area and shed, with a number of established trees and shrubs. The garden is enclosed by fencing and a traditional Devon bank, with side access from the driveway. There is also an outside tap.

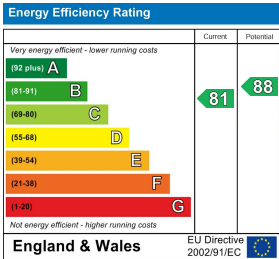
## SERVICES

Mains electricity, water and drainage. Air source heat pump central heating. 6 x solar panels on roof. 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.



Bedford Square, Tavistock,  
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458

Approximate Gross Internal Area 801 sq ft - 74 sq m  
(Excluding Garage)  
Garage Area 135 sq ft - 13 sq m

