



NEAR LIFTON

O.I.R.O. £298,000

Delightful, Light & Airy Detached Bungalow

 2 Bedrooms

 1 Bathroom

 2 Reception Rooms

 EPC Rating: F (29)

  
MILLER  
TOWN & COUNTRY



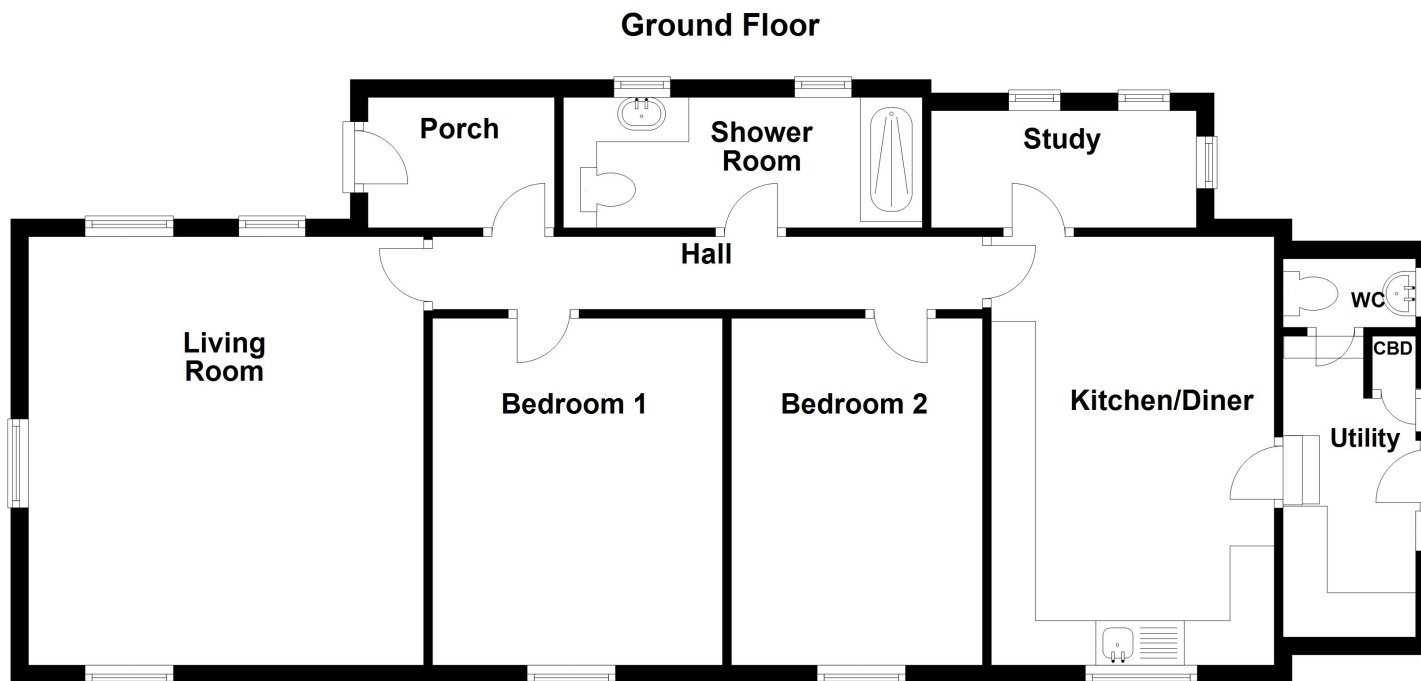
- » Detached, 2 Double Bedroom Bungalow
- » Former School Conversion
- » Double Garage & Parking
- » Wrap Around Gardens on 3 Sides
- » Gas Central Heating & Double Glazed
- » Picturesque Village Location
- » NO ONWARD CHAIN

## The Property

This charming former school conversion offers a spacious and well-appointed two double bedroom home with separate study/nursery, good size kitchen/diner and generous living room. There is a modern shower room/WC, a further cloakroom/WC and a useful utility room. All the rooms feel light and airy. The property is being sold with the benefit of vacant possession and no onward chain. There is parking for two to three cars and a detached double garage with inspection pit. There are double glazed windows and doors, and LPG central heating run from a Veissmann Boiler with a separate pressurised hot water cylinder. The kitchen is relatively modern with two-tone red and white door fronts.

## Location

Kelly is a pretty village situated between the towns of Tavistock and Launceston, and within easy reach of the neighbouring village of Lifton. Within a few minutes' drive from amenities and a short drive to the A30 corridor putting Okehampton and Exeter within easy striking distance. Dartmoor and Bodmin Moor are both easily accessible by car and the north and south coasts of the county are both about a forty-minute drive away.



Schematic floor plan. Not to scale. Measurements are approximate.  
Plan produced using PlanUp.

## Accommodation

### The Bungalow

Porch 6'11" x 4'4"

Kitchen 10'6" x 16'0"

Living Room 14'8" x 15'10"

Utility 4'11" x 8'10" (to face of boiler cupboard)

Bedroom 1 10'9" x 12'10"

Bedroom 2 13'0" x 9'4"

Shower Room 13'4" x 4'10"

Study 9'10" x 4'4"

### Outside

Double Garage 16'4" x 20'0"

There is parking for two to three cars and a detached garage with power and inspection pit. The gardens wrap around three sides being level and predominantly lawn with a timber summer house to the side. The rear gardens enjoy a south westerly aspect making the most of the spring and summer sunshine and ideal for dining alfresco on the better days and evenings.

**Services:** Mains electricity and water. Private drainage. LP gas tank serves the boiler for hot water and heating. We understand telephone and broadband have previously been connected.

**Council Tax Band:** C

**Tenure:** Freehold



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**VIEWING:**

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Council Tax Band: C

CONSUMER PROTECTION FROM UNFAIR  
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but their accuracy is not guaranteed nor do  
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