



BRIDGE VIEW

Wonderful 3 Bed Bungalow, Big Gardens, Close to River Tamar

O.I.R.O £450,000



3 Bedrooms



2 Bathrooms



1 Reception Room



EPC Rating: B (86)

MILLER TOWN & COUNTRY
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- » Superb Attached Bungalow
- » Popular Village & Tamar River for Watersports
- » Parking and Large Carport
- » Stunning Kitchen/Dining Room
- » Close to the Rail Link to Plymouth
- » Nearby Boat Yard and Moorings
- » Beautifully presented throughout

The Property

This delightful bungalow has been exceptionally well maintained by the current owners and is situated within a popular village that sits on the bank on the River Tamar and in the Bere Peninsular between the Tamar and the River Tavy offering a wonderful lifestyle opportunity. There is a nearby boat yard in the neighbouring village of Weir Quay and deep water moorings are also available. There are level gardens to the front and rear, along with ample parking for several vehicles and a carport, with workshop beyond. The property offers a high quality finish throughout, with large entrance porch, hallway with oak doors leading off to the three well proportioned bedrooms and the family bathroom as well as leading into a spacious sitting room to the rear over looking the private gardens. Off the sitting room is a large and beautifully presented modern kitchen/dining room with vaulted ceilings and a large glass window in the gable end flooding the room with natural light. There is a separate utility room off the kitchen and also access to a further shower room/WC.



Location

The property is situated on the fringe of this highly sought after village sitting on the banks of the River Tamar and is a comfortable walk for the village

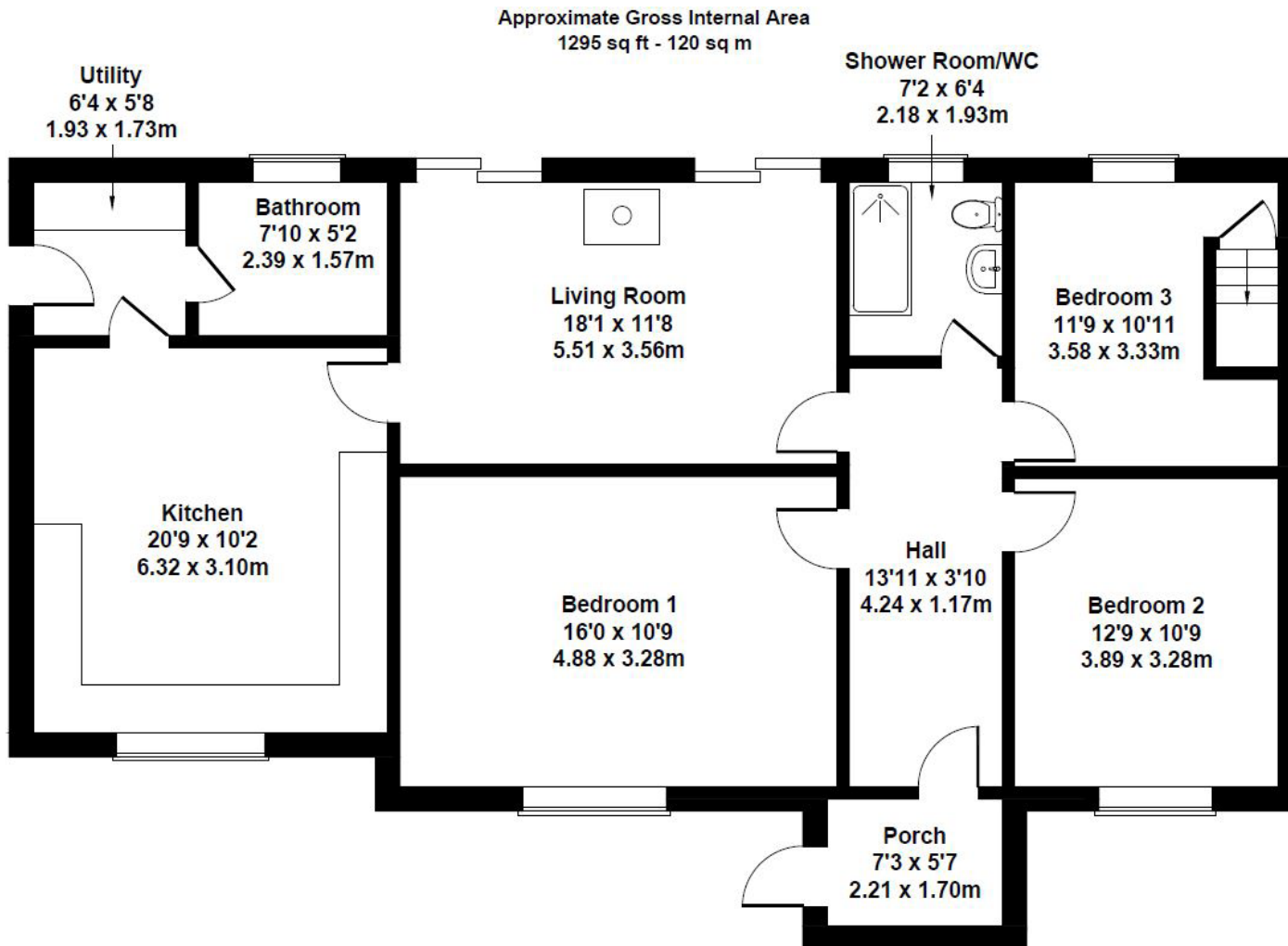
Outside

To the front is a generous garden and large gravelled drive way providing parking for numerous vehicles or space for a boat. There is a large carport to the side and access around to the rear garden where there is a workshop and greenhouse. There is a good size lawn, raised fruit and vegetable beds and also an insulated summer house with covered seating area ideal for entertaining during the Spring and Summer months.

Agents Note: Please note that the photovoltaics are on a 25 year lease from 2012 and help to provide cheaper electricity bills.

Council Tax Band: C

Tenure: Freehold



Location (cont)

centre and river walks/access. The area is particularly popular with those who enjoy sailing, or water sports such as kayaking, paddle boarding and fishing. There are also wonderful country walks on the doorstep for those with dogs. The village has an active social club and also a popular public house and useful rail link to Plymouth. The neighbouring village of Bere Alston offers a good variety of amenities including small Co-op supermarket and Premier stores, post office, bakery and butchers as well as pharmacy and doctors surgery. The nearby town of Tavistock is approximately 8 miles away and offers a wider range of amenities as well as further leisure facilities and secondary schooling. Plymouth is approximately 14 miles away by road.

Ground Floor

Porch 5'7" x 7'3"

Hall 3'10" x 13'11"

Kitchen 10'2" x 20'9"

Living Room 18'1" x 11'8"

Utility 5'8" x 6'4"

Shower Room/WC 7'2" x 6'4"

Bedroom 1 16'0" x 10'9"

Bedroom 2 12'9" x 10'9"

Bedroom 3 10'11" x 11'9"

Bathroom 7'10" x 5'2"

Attic Room 15'5" x 9'5"

Attic Store 20'7" x 9'5"

Services: Mains electricity, water and gas.
Private drainage shared with one neighbour.
Telephone and broadband connected.



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01837 54080 | okehampton@millertc.co.uk

www.millertc.co.uk

2 Jacob's Pool House, 11 West Street,
Okehampton, Devon, EX20 1HQ



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

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