



20 WOODVILLE AVENUE 3 Bed Semi Detached Property Overlooking Dartmoor
GUIDE PRICE £170,000 PRINCETOWN

MILLER TOWN & COUNTRY
exp UK



- » Dartmoor Village Location
- » Direct Access to Moor at End of Road
- » Large Corner Plot with Shed
- » Three Bedrooms
- » Kitchen Overlooking Gardens
- » Cosy Living Room
- » Non-Standard Construction and Likely Only Suitable for Cash Buyers

The Property



Situated on a large corner plot, this semi detached Cornish Unit offers plenty of space both outdoors and in and is located in a well serviced village high up on Dartmoor. The house offers an entrance porch, perfect for shedding muddy walking boots and coats when coming in from a walk on Dartmoor. The wet room sits at the bottom of the stairs, so is easily accessible from the bedrooms upstairs. The naturally light kitchen has been recently re-fitted with room for a table and chairs and looks over the rear gardens. The living room offers a cosy space to relax in with a hot brew. Upstairs are two double bedrooms and a single as well as a second WC.



Outside

The property is situated on a large corner plot with steps leading down to plenty of level space and potential to create a veg patch, seating areas and colourful flowerbeds. There is good on road parking and direct access to the moor can be found just at the end of the road.





Total area: approx. 78.3 sq. metres (843.2 sq. feet)

Location

Princetown is situated in the heart of Dartmoor National Park and is ideally placed for outdoor enthusiasts, with fantastic hill walking and cycling on your doorstep in the spectacular scenery of surrounding Dartmoor. Princetown has a primary school, community centre and church plus a pub, café and both a well-renowned distillery as well as a brewery. The nearby towns of Tavistock, Moretonhampstead and the city of Plymouth are all easily accessible by car and there is a bus service to and from the village.

KEY INFORMATION

-  3 Bedrooms
-  1 Bathroom
-  1 Reception Room
-  On street
-  Not Listed
-  Heating: Gas
-  Utilities: Mains electric, water, drainage and gas
-  Restrictions: Located in Dartmoor National Park
-  Easements, Wayleaves: Easements for utilities
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials:
Non-traditional construction (Cornish Unit)
-  Building Safety Concerns: None known
-  Mining Area: Historic mining area
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: D (63)
-  Council Tax Band: A
-  Tenure: Freehold
-  Broadband: FTTC
*Per Ofcom
-  Mobile Signal: Inside Good,
Outside Good *Per Ofcom
-  Wet room on ground floor

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VIEWING:

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