



**LONG ISLAND**  
GUIDE PRICE **£385,000**

**Spacious Bungalow in Peaceful Village on Dartmoor**  
**MARY TAVY**

**MILLER** TOWN & COUNTRY  
exp UK



- » Elevated Position with Views of the Church & Moor
- » Living Room with Log Burner
- » Spacious Open Plan Kitchen / Diner
- » Three Double Bedrooms
- » Spacious Bathroom with Separate Bath and Shower
- » Mature Private Gardens
- » Plenty of Parking on Driveway

## The Property

Situated in a quiet elevated position with a green outlook all around and picturesque glimpses of the historical Church of St Marys and Dartmoor beyond, this immaculately presented bungalow offers spacious modern accommodation throughout. The homely entrance hall naturally leads you into the living room with a big picture window overlooking the garden to the front, and log burner making a cosy space to snuggle up on a crisp winter evening. The spacious modern kitchen/diner offers plenty of space for any budding chef, as well as room for a large table, perfect for family gatherings and entertaining. The porch at the rear gives access from the driveway and provides a great space for muddy boots and wet dogs, as well as somewhere to hide the washing machine and tumble dryer. There are three double bedrooms along the hallway, all with built in wardrobes and served by a spacious bathroom complete with bath and separate shower.



## Outside

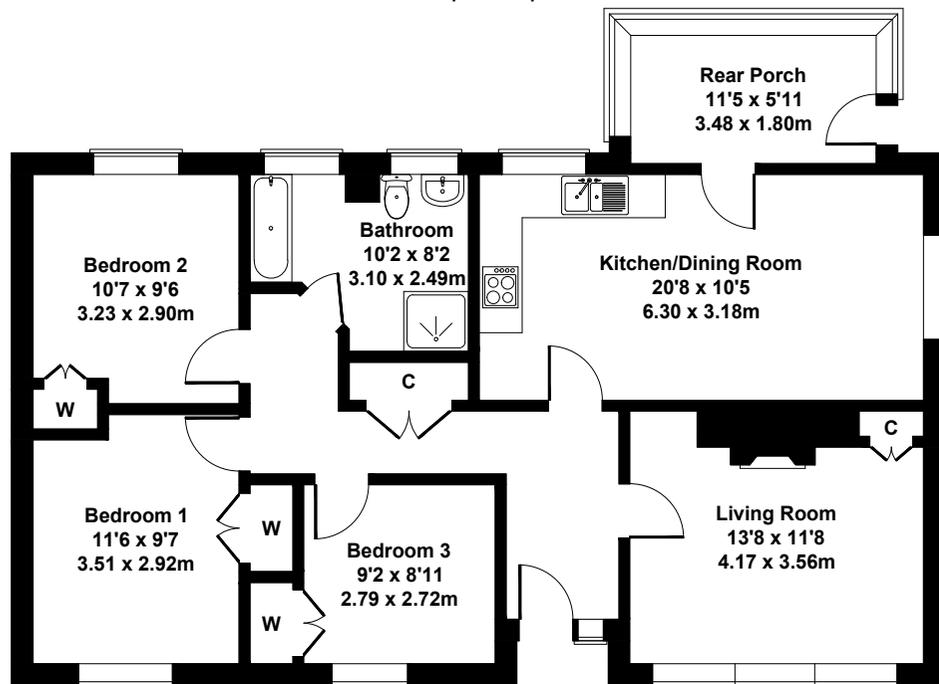
The driveway leads from a gated entrance up to level parking for multiple vehicles. There is a small grassed area to one side of the drive, planted with shrubs and bushes, and steps lead to a path to the front door on the other. At the front is a private level lawn surrounded by mature shrub borders giving plenty of colour all year around. The path then leads to the side where there is a gravelled space for the washing line, and a shed. Rustic steps lead to a private gravelled seating spot big enough to enjoy your favourite tippie in the sunshine while enjoying the view over the Church and Dartmoor. The path then leads around the back again to meet the drive.





## Long Island

Approximate Gross Internal Area  
996 sq ft - 93 sq m



### GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

## Location

The bungalow is situated a stones throw from St Marys Church and Mary Tavy Primary School (Ofsted Outstanding 2023), as well as within easy access to open countryside and moorland for those who enjoy walking and cycling. The centre of the village of Mary Tavy is a short walk away and has a thriving community with a Post Office and general store, public house and active village hall. A regular bus service connects the village to the busy market town of Tavistock as well as the nearby town of Okehampton, which has a rail link to Exeter and access to the A30. The cities of Exeter and Plymouth are both easily accessible by car.

Agents Note: Extra land available by separate negotiation.

## KEY INFORMATION

- 3 Bedrooms
- 1 Bathroom
- 2 Reception Rooms
- Driveway
- Not Listed
- Heating: Oil/LPG
- Utilities: Mains electric, water and drainage
- Restrictions: None known
- Easements, Wayleaves: None known
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: Yes
- Planning Permission / Proposed Developments: None known
- EPC Rating: D (56)
- Council Tax Band: D
- Tenure: Freehold
- Broadband: FTTC \*Per Ofcom
- Mobile Signal: Likely to good \*Per Ofcom
- Lateral living but access to the garden is steep

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### VIEWING:

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