



Town • Country • Coast



Church Lane
Calstock,

Guide Price £425,000



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A spacious and well presented 3 bedroom detached bungalow situated in a tucked away position on the edge of this popular riverside village. The property has an enclosed garden offering privacy, driveway parking and a single garage.

The accommodation includes an impressive dual aspect, open-plan living room, dining room and kitchen which provides a fantastic main living space. All 3 of the bedrooms are double bedrooms with fitted in wardrobes. The main bedroom has sliding doors to a patio area at the rear of the property. There is a well appointed bathroom which has a bath and shower, utility room and a cloakroom with a WC.

The property has been updated with eco improvements including solar panels and air source heat pump to improve the running efficiency. The property enjoys a fantastic location, offering privacy yet only a very short walk away from the Train Station which has a direct line into Plymouth with the many village amenities also within walking distance.

There is driveway providing parking at the side and a large detached single garage with electric and heating. There is an enclosed lawned garden at the front, a patio at the rear and an impressive enclosed garden at the side which includes an extensive patio which includes an outdoor entertaining area and a lawned garden.





Entrance Hallway

Living Room / Kitchen
19'7" x 24'2" (5.97m x 7.38m)

Utility Room
8'3" x 8'9" (2.53m x 2.68m)
2.53m extends to 3.80m

Cloakroom
5'1" x 3'9" (1.56m x 1.16m)

Bedroom 1
8'2" x 8'4" (2.51m x 2.55m)

Bedroom 2
12'1" x 11'11" (3.69m x 3.65m)

Bedroom 3
11'10" x 9'9" (3.61m x 2.99m)

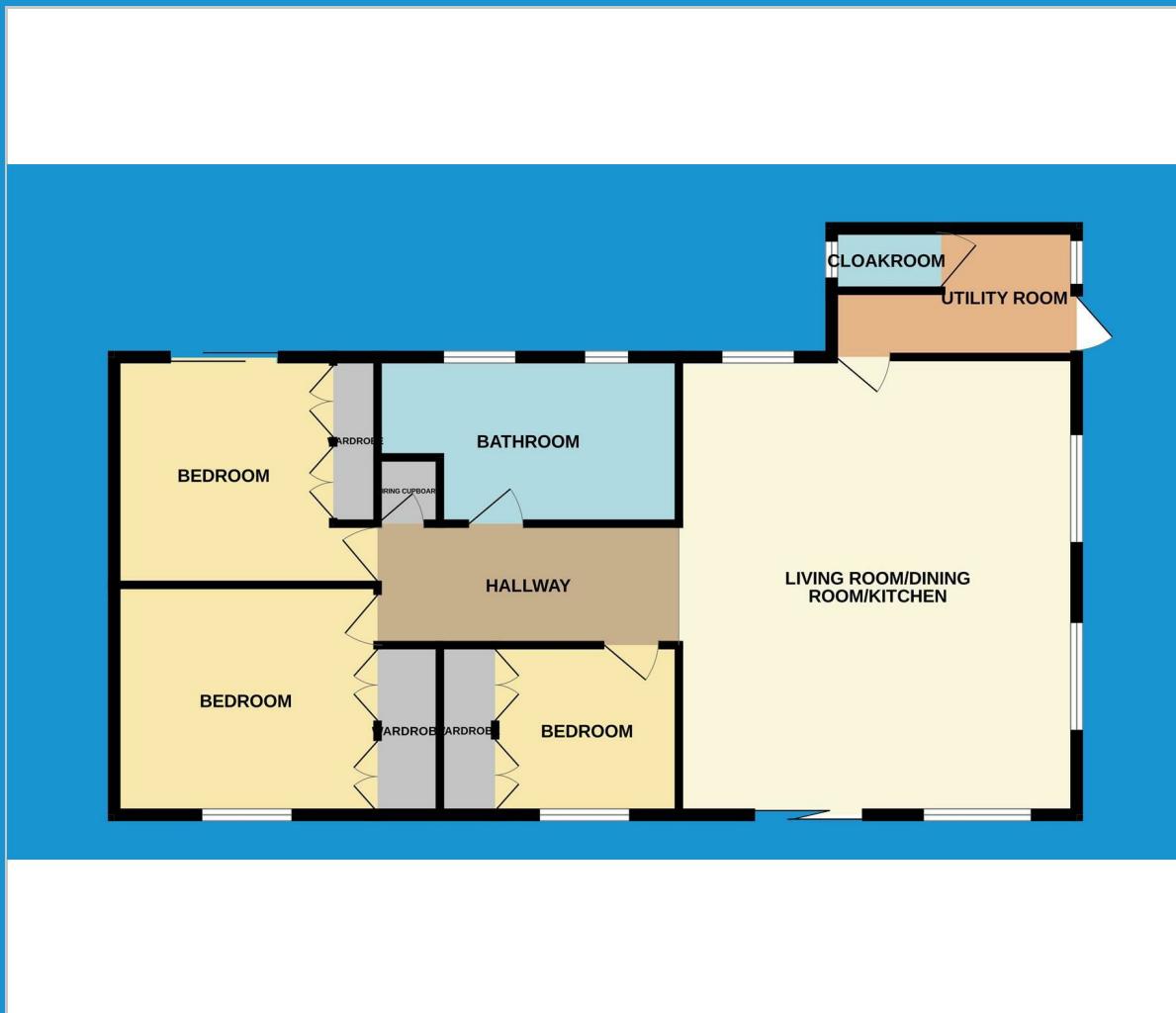
Bathroom
8'8" x 8'7" (2.65m x 2.64m)
2.64m narrows to 1.72m

Services
Mains Electricity, Water and Drainage
Council Tax Band D

EPC
C74

Situation
The popular village of Calstock sits on the banks of the River Tamar and offers a thriving social community with a wide range of events in the village hall and Calstock Art Centre, plus 2 public houses, a coffee shop and a social club in addition to a rail link to Plymouth and a regular bus service to Plymouth and Callington. The property is also within easy access of the two neighbouring towns of Callington and Tavistock, with Launceston, Saltash and the maritime city of Plymouth being easily accessible. The area is renowned for its attractive countryside, pleasant walks, and access to the river for anyone who enjoys boating or canoeing/kayaking.

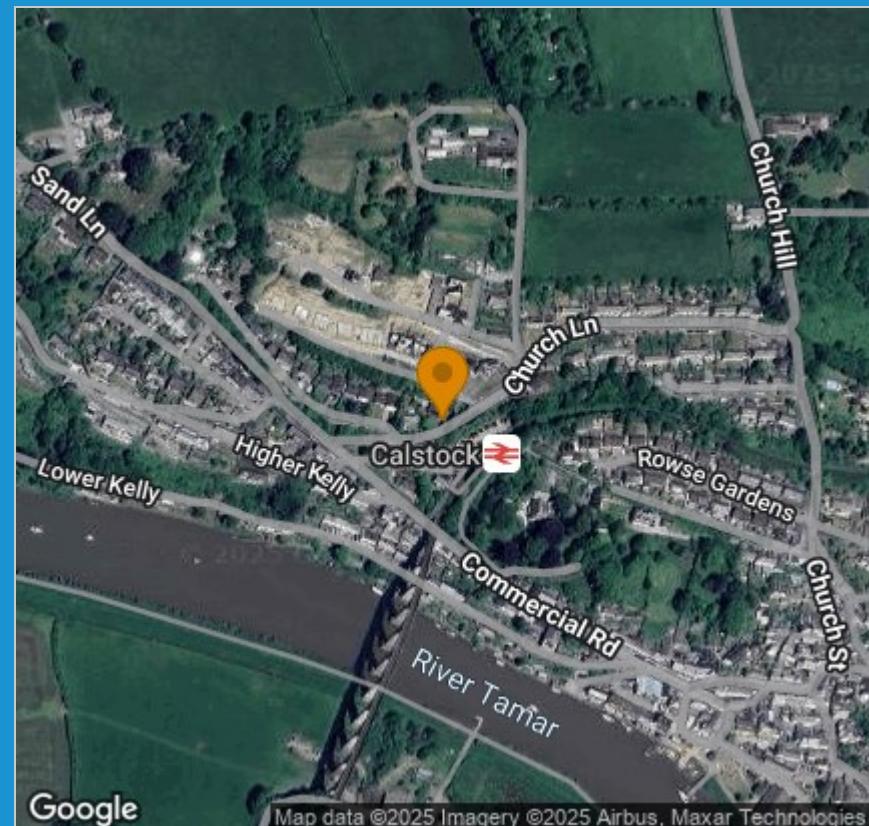
Floor Plan



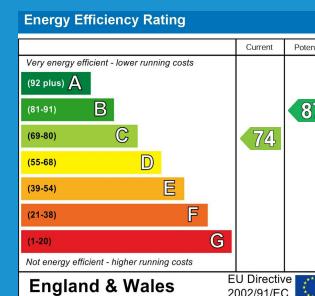
Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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