



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 Blackabrook Avenue  
Princetown  
PL20 6RH



**Asking Price - £159,950**



Changing Lifestyles

01822 600700



# 3 Blackabrook Avenue, Princetown, PL20 6RH

A three bedroom semi-detached property, with off-road parking, garage and good size garden.



- Semi Detached home
- Garage/Off Road Parking
- Large Garden
- Offering three bedrooms
- Family Sized Bathroom
- Cash Buyers Only
- Popular Village Location
- New Air Source Heat Pump & Solar Panels



This distinctive property, constructed using non-traditional methods, presents a fantastic opportunity for those seeking a home with character and potential. Ideally suited to cash buyers, it offers the chance to create a charming family residence in a peaceful setting, with far-reaching views over open moorland.

The ground floor comprises an entrance porch, a spacious living room, a well-proportioned kitchen/dining area, and a convenient cloakroom. Upstairs, the layout includes two generous double bedrooms, a single bedroom, and a family bathroom.



Externally, the property benefits from ample off-road parking and a sizeable rear garden, complete with a useful timber shed—perfect for storage or workshop use. A single garage, located in a nearby block, adds further practicality.

Sustainability has been considered, with the recent installation of an air source heat pump and solar panels, helping to reduce running costs and environmental impact.

This is a rare opportunity to acquire a home with great potential in a scenic location—early viewing is highly recommended.



# Changing Lifestyles

Princetown is a unique village set in the heart of Dartmoor National Park and provides a selection of shops, the high moorland visitor centre, newsagents/village store, a primary school, hotel, pubs and a church. There is a limited bus service to and from the city of Plymouth, which is approximately 14 miles away via Yelverton.

Tavistock, a thriving 'stannary' and award winning market town is just over 6 miles away, with regular farmers' markets and a large variety of independent shops and cafes. The town is rich in history dating back to the 10th century and is famed for being the birthplace of Sir Francis Drake; With various primary schools, both state and private secondary schools, Doctors' surgeries, swimming pools and tennis courts. Yelverton provides a useful selection of shops including a Co-op supermarket, pharmacy/Post Office, doctors, dentist, a bank, butchers shop, garage and a selection of hotels and inns, whilst the historic naval port of Plymouth, about 10 miles away offer extensive educational, recreational, cultural and shopping facilities.

Princetown is served by local school buses and county bus services, whilst the A386 Tavistock-Plymouth road facilitates easy access to the A38, just north of Plymouth and the A30 at Sourton, both dual carriageways to Exeter and the M5 motorway.

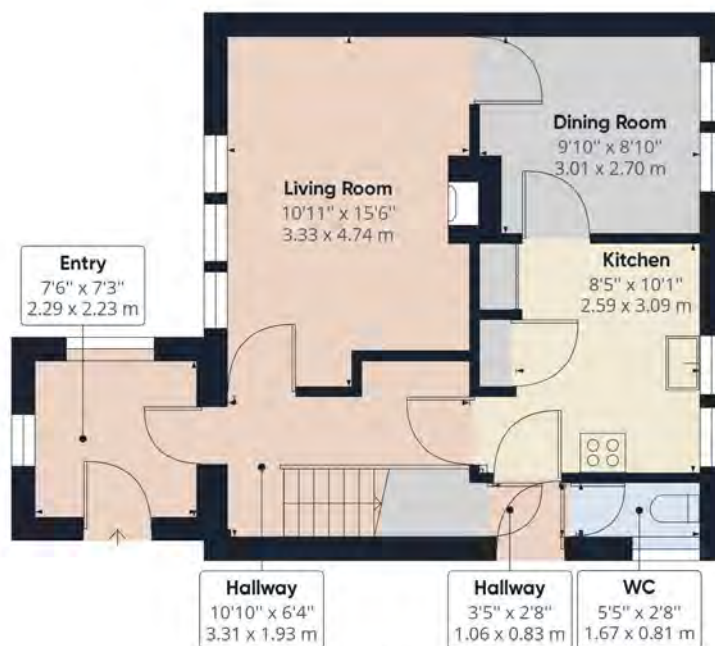


Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01822 600700**  
for more information or to  
arrange an accompanied viewing  
on this property.

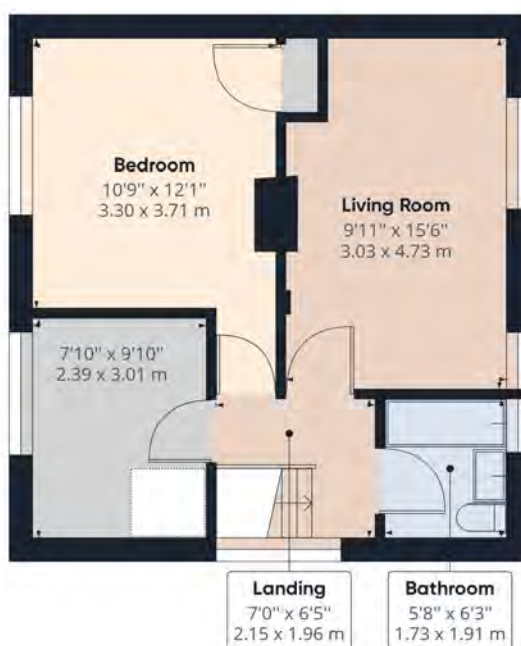
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**Floor 0**



**Floor 1**

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If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.