



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

7 Lutyens Fold  
Milton Abbot  
PL19 0NR



**OIEO - £250,000**



Changing Lifestyles

01822 600700

# 7 Lutyens Fold, PL19 0NR



- Master Bedroom with Ensuite
- Total of 3 Bedrooms
- Family Bathroom with separate WC
- Large Living Room
- Logburner
- Front & Rear Garden
- Garage
- Off Street Parking
- EPC - TBC



Nestled in the quiet cul-de-sac of the idyllic rural village of Milton Abbot, this spacious Semi Detached three-bedroom family home offers the perfect blend of modern comfort & charm.

Upon entering the property, you're greeted by a welcoming hallway that leads into a large living room, complete with a cozy log burner and newly installed wooden flooring. The kitchen is a true blank canvas, equipped with a built-in speaker system and featuring a hidden, illuminated wine cellar at its center—beneath the newly tiled floor.



A convenient utility room is just off the kitchen, and double doors open to a manageable yet charming back garden, perfect for relaxation, with a log store and a side gate providing access.

Upstairs, the generous master bedroom includes an ensuite, while two further double bedrooms provide ample space for a growing family. The family bathroom features a separate W/C for added convenience.

Additional features include a single garage and off-street parking.

# Changing Lifestyles

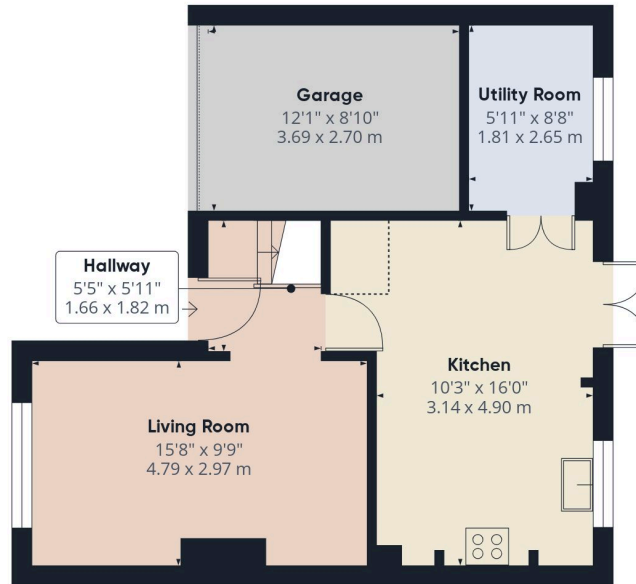
The charming village of Milton Abbot in West Devon features a primary school, a well-respected pub, village hall and has a vibrant community spirit. For a broader range of shopping opportunities, the award-winning market town of Tavistock is nearby.

Tavistock, an ancient stannary town on the edge of Dartmoor National Park, boasts a mix of local and national shops, the famous pannier market, a riverside park, leisure centre with swimming pool, and a small theatre. The area is ideal for visitors exploring the town, the surrounding countryside, Dartmoor's wild scenery, and the many picturesque neighboring villages and National Trust properties.

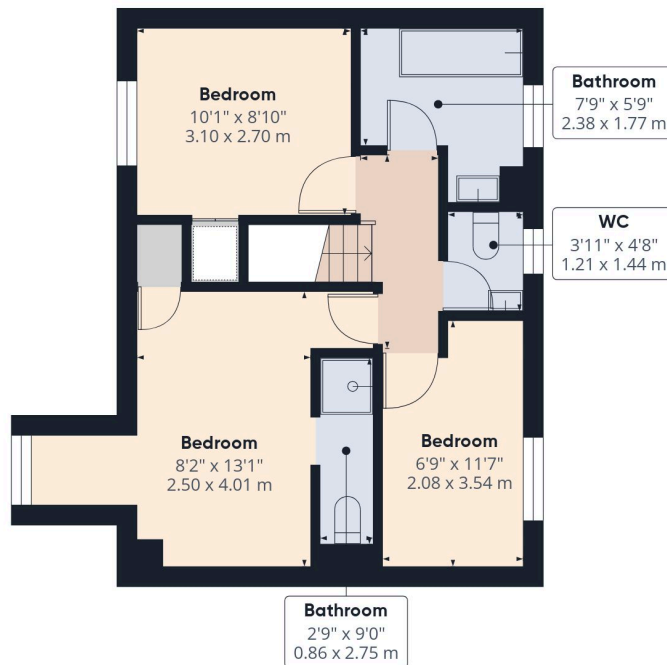
Tavistock offers exceptional educational facilities in both the state and private sectors. The town also provides excellent sporting amenities, including tennis courts, a bowls club, an athletics track, and various football pitches. Golf enthusiasts will find outstanding courses nearby at Yelverton, Tavistock, and St. Mellion. Additionally, there are opportunities for fishing on several local rivers, including the Walkham, Tavy, and Tamar by arrangement.



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.



Floor 0



Floor 1

## Have a property to sell or let?

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.

### PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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.