



20, Great Fellingfield, Mary Tavy, Tavistock, PL19 9QQ



Open Moorland (Black Down Common) 0.4 miles • Tavistock 4 miles • Plymouth 19 miles • Exeter (via A30) 35 miles • [What3words///neat.trending.registry](https://neat.trending.registry) • For detailed directions please contact the office.

A spacious three-bedroom bungalow offering well-proportioned accommodation, attractive gardens and potential to enlarge the existing kitchen.

- Detached 3 Bedroom Bungalow
- For Sale by Informal Tender
- Closing 7/10/26 at 12:00pm midday
- Flexible Accommodation Throughout
- Useful Utility Area
- Mature Gardens to Front and Rear
- Garden Shed and Seating Area
- Large Driveway Parking
- Freehold
- Council Tax Band: C

Guide Price £230,000



SITUATION

This bungalow is located on a cul-de-sac in the village of Mary Tavy. Mary Tavy itself has a good range of local amenities including a post office, general store, pub and Ofsted Outstanding-rated primary school. Tavistock, 4 miles to the south, is a thriving market town in West Devon forming part of a designated World Heritage Site, rich in history and tradition dating to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities. The maritime city of Plymouth is 20 miles to the south, and the city of Exeter lies 44 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DESCRIPTION

A well-proportioned three-bedroom bungalow offering spacious and flexible accommodation. The property benefits from a particularly generous sitting room, with the potential to extend the existing kitchen into this space to create a larger kitchen/dining area, whilst retaining a good-sized sitting room. The accommodation is approached via a useful enclosed porch, leading into the main hallway. The property provides three bedrooms, a shower room, sitting room, kitchen and useful utility/access area, with scope for further adaptation to suit individual requirements.

ACCOMMODATION

The property is approached via an enclosed porch with sliding door, leading into the entrance hall. To the right are two well-proportioned bedrooms, both benefitting from built-in wardrobe/storage cupboards. Opposite the master bedroom is the particularly spacious sitting room, featuring a bay-style window with ample space for a dining area. The kitchen leads through to a useful utility/access area, with plumbing for a washing machine, access to the rear garden and side access around to the front of the property. This area also provides access to the third bedroom, which enjoys a pleasant outlook over the rear garden and benefits from a large built-in storage cupboard. The accommodation is completed by a fully tiled shower room, located in the hallway, comprising an electric shower, wash hand basin, WC and window providing natural light.

OUTSIDE

To the front of the property is a good-sized driveway providing comfortable parking for approximately three vehicles in tandem, together with a tiered front garden containing a variety of mature shrubs and plants. The rear garden is attractively arranged with a combination of patio, gravelled areas, flower beds and lawn. The garden features a good selection of mature shrubs and plants, together with a useful garden shed and seating area towards the rear of the property. A side access provides a useful connection between the front and rear gardens.

SERVICES

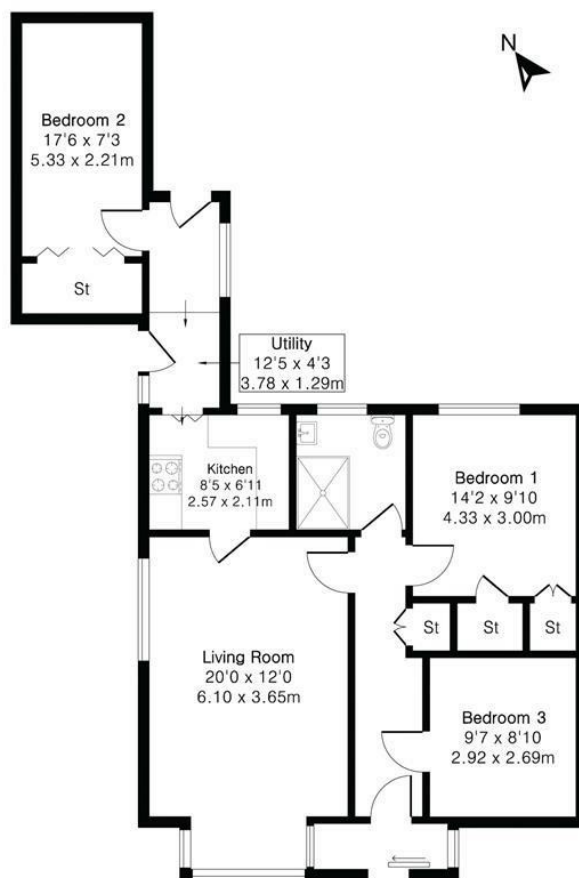
Mains electricity, water and drainage are understood to be connected. Heating via night storage heaters. 13 x solar panels on roof. Superfast broadband is available. Mobile voice/data services are available through EE, O2 and Vodafone (Source: Ofcom's inline service checker). Please note that the agents have neither inspected nor tested these services.

METHOD OF SALE - INFORMAL TENDER

The Property is offered for sale, as a whole, by Informal Tender. The closing date for tenders to be submitted is Wednesday 7th October 2026 at 12:00pm midday. An informal tender form is available from Stags; tenders are to be submitted in writing to Stags, Tavistock. Should an offer be accepted, we will require proof of your funding. In addition, under the Money Laundering Regulations 2017, it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. This will be an online check undertaken by Stags. Please refer to the informal tender form. The vendors do not undertake to accept the highest or any offer received.



Approximate Gross Internal Area 855 sq ft - 79 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating	
Current	Potential
99-100 A	99
81-95 B	
69-80 C	
55-68 D	
49-54 E	
45-48 F	
35-44 G	
1-34	
England & Wales	
EU Directive 2002/91/EC	

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