



mansbridgebalment

TAVISTOCK

£175,000



135 Tamar Avenue, Tavistock PL19 9HZ

SITUATION AND DESCRIPTION

A spacious three double bedroom older style end of terrace family home with generous enclosed south facing rear garden and valuable off-road parking for three vehicles, well situated in a popular residential area close to St Peter's Primary School and in walking distance of open moorland and Tavistock town centre and its amenities.

This well proportioned family home has planning permission granted for a single storey extension to the rear and its accommodation briefly comprises: entrance porch, entrance hall, fitted kitchen/breakfast room, sitting room, bathroom, separate WC, spacious landing and three double bedrooms. The property also benefits from gas fired central heating and PVCu double glazing throughout. Early viewing recommended.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

ENTRANCE DOOR

Canopied half glazed PVCu entrance door with window to side.

ENTRANCE PORCH

7' 7" x 5' 6" (2.31m x 1.68m)

Picture rail; ample coat hooks; laminated floor; door to:

SITTING ROOM

15' 9" x 11' 1" (4.8m x 3.38m)

Real flame effect gas fire in stained wooden fire surround with granite insert and matching raised hearth; laminate flooring; television point; coved ceiling; picture rail; two double radiators; two PVCu double glazed windows to rear overlooking garden; PVCu double glazed door with matching full length PVCu double glazed panel to outside and garden. Door to hall. Door to:

KITCHEN/BREAKFAST ROOM

11' 1" x 8' 8" (3.38m x 2.64m)

Fitted with a modern range of wall and base units with roll edge worksurfaces over, incorporating a stainless steel single drainer sink unit with mixer tap over; decorative ceramic wall tiling; space for freestanding cooker with stainless steel extractor canopy over; space for tall fridge/freezer; space and plumbing for automatic washing machine; peninsula breakfast bar; useful understairs storage cupboard with bifold door; coved ceiling; spotlighting; tiled floor; PVCu double glazed window to rear overlooking garden. Half glazed PVCu double glazed door to rear garden.

HALL

Coved ceiling; laminate flooring; stairs to first floor; radiator. Doors to:





BATHROOM

White suite comprising panelled bath with Triton electric shower over, vanity wash handbasin with storage cupboard under; tiled flooring; radiator; PVCu double glazed opaque window to front.

SEPARATE WC

Low level WC with concealed cistern; wall mounted panel heater; part wood panelled walling; tiled flooring; PVCu double glazed opaque window to front.

FIRST FLOOR:

LANDING

Spacious landing with built-in airing cupboard housing wall mounted Vokera gas fired combination boiler; PVCu double glazed window to front. Doors to:

BEDROOM ONE

14' 1" x 9' 9" (4.29m x 2.97m) maximum

Coved ceiling; double radiator; PVCu double glazed window to rear overlooking garden with views beyond.

BEDROOM TWO

11' 1" x 10' 5" (3.38m x 3.18m)

Coved ceiling; radiator; window to rear overlooking the garden with views beyond.

BEDROOM THREE

11' 1" x 7' (3.38m x 2.13m)

Access to roof space; coved ceiling; radiator; PVCu double glazed window to front.

OUTSIDE:

To the front of the property there is a private gravelled driveway parking for three vehicles. A pathway leads to the front door. The large, fully enclosed rear garden is a particularly attractive feature and enjoys a sunny, southerly aspect with a raised paved terrace, level lawned garden and well stocked flowering beds and borders, established trees and shrubs. To the rear of the garden is a wooden garden storage shed (measuring approximately 6' x 6').

There are some pleasant views towards Whitchurch Down and the garden is fully enclosed by mature banking and timber panel fencing.

SERVICES

Mains electricity, mains gas, mains water and mains drainage.

OUTGOINGS

We understand this property is in band 'B' for Council Tax purposes.

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

Leave Tavistock's Bedford Square via Abbey Bridge, turning left at the roundabout into Dolvin Road and the A386. Proceed over the mini-roundabout then enter the feeder lane turning right into Mount Tavy Road. Take the second turning on the right into Violet Lane. Proceed up the hill, taking the third turning on the right into Tavy Road and the Greenlands estate. Take the second turning on the right into Meavy Way. At the T-junction turn left into Tamar Avenue and proceed for a short distance where the property will be found on the left hand side.

BETTER **COVERAGE**, WIDER **CHOICE**

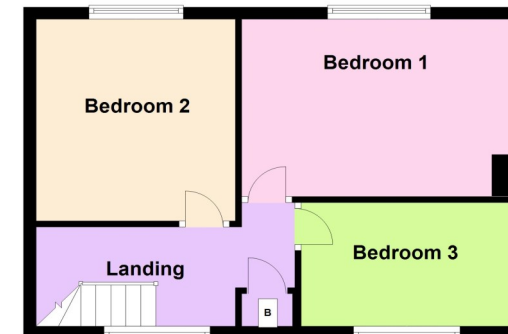
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Ground Floor



First Floor



FLOOR PLAN DISCLAIMER These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright © Mansbridge Balment 2019
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*** PL19, PL20, EX20**

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