



mansbridgebalment

TAVISTOCK

£239,950



76 DEACONS GREEN

Tavistock PL19 8BN

*Extended and well presented semi-detached family home,
in an end of cul-de-sac position in popular residential area
within walking distance of the town centre*

Four Bedrooms (Master Ensuite)

15ft Fitted Kitchen/Dining Room

South Facing Rear Garden

Integral Garage with Utility Area

Some Far-Reaching Views

£239,950



**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

An extended and well presented four bedroom two bathroom semi-detached family home with south facing rear garden and some far-reaching countryside views, well situated in an end of cul-de-sac position in a popular residential area within walking distance of good schooling, the town centre and all its amenities.

This lovely property has been well maintained and updated over the years by the current owners and its light and airy accommodation briefly comprises: entrance hall, 15ft fitted kitchen/dining room, 15ft sitting room, landing, four bedrooms (master ensuite) and family bathroom. There are front and south facing rear gardens, driveway parking and large integral garage with utility area. The property also benefits from gas fired central heating, PVCu double glazing throughout and income generating PV solar panels.

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:

Newly fitted composite front door with storm porch and outside lighting leads into:

ENTRANCE HALL

Coat hooks; telephone point; built-in cupboards; laminate flooring; staircase rises to first floor; double radiator; door leads into:

SITTING ROOM

15' maximum x 14' 6" (4.57m maximum x 4.42m)

Feature fireplace with wooden mantel and wall hung flame-effect electric fire; television point; recessed spotlighting; exposed wooden flooring; PVCu double glazed window to front; double radiator; large archway leads into:

KITCHEN/DINING ROOM

15' x 10' 2" (4.57m x 3.1m) Fitted with a quality range of oak fronted wall and base cabinets with concealed lighting; granite worksurfaces with tiled splashbacks; inset Caple stainless steel sink with mixer tap; Belling electric oven with double oven, grill and four ring hob with concealed extractor fan over; built-in Hotpoint dishwasherspace for upright fridge/freezer; television point; recessed spotlighting; PVCu double glazed window to rear overlooking garden with countryside views; PVCu double glazed door to rear with matching PVCu double glazed windows alongside providing access to rear garden; double radiator.



FIRST FLOOR:

LANDING

Built-in linen cupboard with shelving; access to loft space.

MASTER BEDROOM

14' 10" x 8' 8" (4.52m x 2.64m) minimum not including recess

Built-in triple wardrobes with ample hanging and storage; additional built-in overstairs storage cupboard; television point; PVCu double glazed window to front; radiator; door leads into:

ENSUITE SHOWER ROOM

5' 10" x 3' (1.78m x 0.91m)

Fully tiled walls and fitted with a white suite comprising shower cubicle with chrome thermostatic shower, low level WC, wall hung wash handbasin; shaver light; recessed spotlighting; extractor fan; tiled flooring; radiator.

BEDROOM TWO

10' 10" x 9' 2" (3.3m x 2.79m)

Television point; PVCu double glazed window to front; double radiator.

BEDROOM THREE

10' 2" x 9' 2" (3.1m x 2.79m)

PVCu double glazed window to rear overlooking garden with panoramic countryside and moorland views; double radiator.

BEDROOM FOUR

9' 2" x 7' 6" (2.79m x 2.29m)

PVCu double glazed window to rear overlooking garden with panoramic countryside and moorland views; radiator.

FAMILY BATHROOM

7' 5" x 7' 2" (2.26m x 2.18m)

Fully tiled walls and fitted with a modern white suite comprising P-shaped panelled shower bath with chrome Mira thermostatic shower over with curved shower screen, low level WC, wall hung wash handbasin; shaver point; built-in storage cabinets and shelving; tiled flooring; recessed spotlighting; extractor fan; obscure PVCu double glazed window to rear; radiator.



OUTSIDE:

To the front there is a tarmac parking area providing off-road parking for one/two vehicles with access to the integral garage. A paved footpath from here leads to the main front entrance. The front garden is laid to lawn with attractive borders.

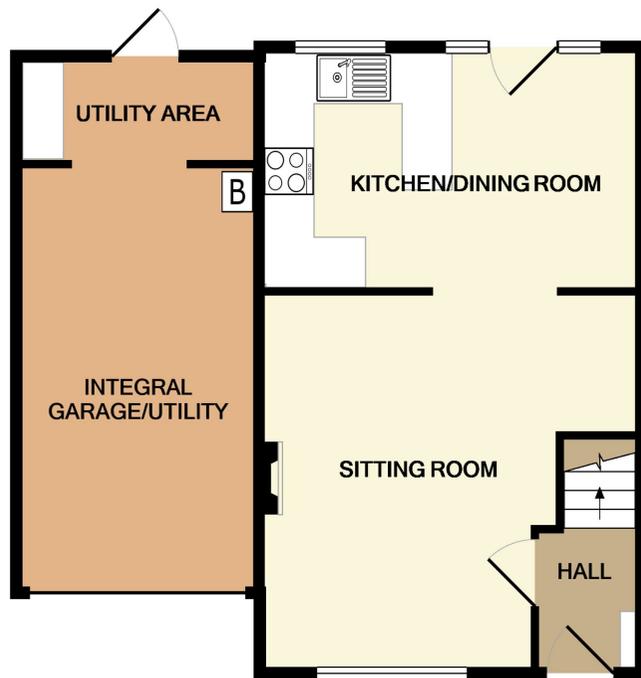
The level rear garden enjoys a sunny south facing aspect and is completely enclosed by wooden fencing and enjoys some countryside views. Immediately to the rear of the property and accessible via the kitchen/dining room is a paved patio area running the full width of the house with recessed uplighters and providing an ideal space for outside dining and enjoying the garden and sunshine. The remainder of the garden is laid to lawn and to one side is a wooden shed (measuring approximately 7' x 5').

INTEGRAL GARAGE/UTILITY

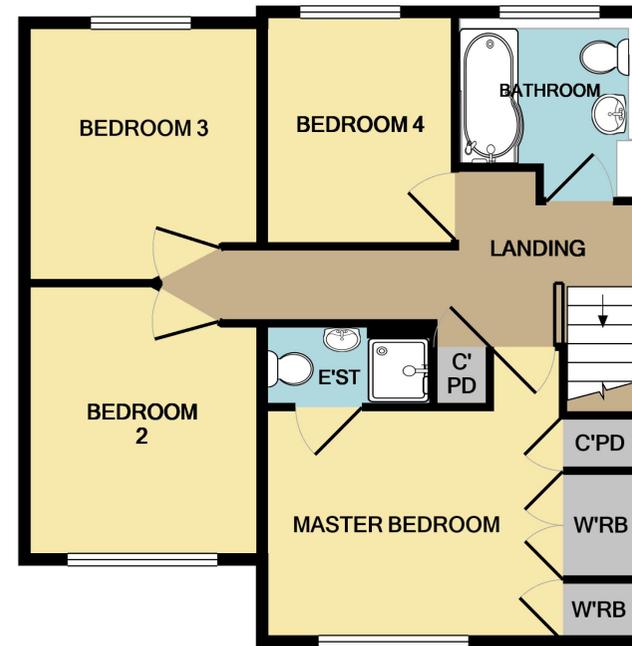
21' 1" x 9' 5" (6.43m x 2.87m)

Good sized garage fitted with an electronic remote controlled roll away garage door; power and lighting; outside tap; shelving; utility area with space and plumbing for automatic washing machine, tumble dryer and additional appliance; wall hung Worcester gas fired combination boiler.





GROUND FLOOR
APPROX. FLOOR
AREA 53.1 SQ.M.
(572 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 52.8 SQ.M.
(568 SQ.FT.)

TOTAL APPROX. FLOOR AREA 105.9 SQ.M. (1140 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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SERVICES Mains electricity, mains gas, mains water and mains drainage. Solar panels.

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

VIEWING By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS Leave Tavistock's Bedford Square via Plymouth Road. Turn right at Drake Statue and proceed to the mini roundabout. Turn left into Callington Road and proceed up the hill, past the Catholic Church on the left hand side. Take the second turning on the left into Monskmead. Follow the road down the hill, turning right into Deacons Green. Take the second turning on the right hand side and follow the road around to the left where the property will be found at the end of the cul de sac.

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* **PL19, PL20, EX20**

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