



mansbridgebalment

TAVISTOCK

OIEO £450,000



3 CREBOR ROAD

Tavistock PL19 0PH

*Modern detached family home
In a new development on the edge of town*



Four Bedrooms - One Ensuite

20ft Kitchen/Dining Room

Study

Garden with Patio

Garage & Driveway Parking

Remainder of Ten Year Structural Warranty

Offers in Excess of £450,000



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

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

A modern detached family sized four bedroom home with private parking, garage and gardens to the front and rear, located in a new David Wilson development on the fringes of Tavistock town yet within easy reach of the amenities therein.

Tavistock is a thriving market town adjoining the western edge of the Dartmoor National Park and was in 2004 voted the winner of a nationwide survey undertaken by the Council for the Protection of Rural England involving 120 other market towns. Among the assets taken into consideration were history, architecture, community spirit, planning sensitivity, recreational facilities and individuality of shops and businesses. Additional facilities include a hospital, a bustling Pannier Market and a full range of schools both State and Private. Indeed Tavistock can claim to have everything adding up to a quality of life which would be hard to rival. Plymouth is only 15 miles away with fast Inter City rail links to London, Bristol and the North. There are also ferry services to Roscoff, Brittany and Santander, Northern Spain.

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 entrance door with fanlight above and courtesy light to side.

RECEPTION HALL

Mat well; turning stairs to first floor; radiator; limed oak effect Amtico flooring; doors to:

STUDY

9' 5" x 7' 9" (2.87m x 2.36m)

Radiator; window to front.

CLOAKROOM

Low flush WC; pedestal wash handbasin with tiled splashback and mirror above; radiator; useful understairs storage cupboard; opaque window to side.

SITTING ROOM

18' 10" into bay x 12' 2" (5.74m x 3.66m)

Two radiators; bay window to front.





KITCHEN/DINING ROOM

20' 1" x 14' 2" narrowing to 11' 3" (6.12m x 4.32m narrowing to 3.43m)

Fitted with a modern range of wall and base units with high gloss frontages and roll edge worksurfaces over, incorporating a Franke one and a half bowl stainless steel single drainer sink unit with mixer tap over; five ring gas hob with stainless steel extractor canopy over and glass splashback; eye level oven and grill; built-in fridge and freezer; separate built-in larder cupboard; integral dishwasher; under-pelmet lighting; spotlighting in kitchen area and pendant lighting in dining area; ample space for dining table and chairs; two radiators; PVCu French doors with matching full length side windows to outside and garden. Door to:

UTILITY

8' 3" x 5' 2" (2.51m x 1.57m)

Fitted with a matching range of wall and base units with roll edge worksurfaces over, incorporating a stainless steel single drainer sink unit with mixer tap over; integral washing machine; space for tumble dryer; cupboard housing the Ideal Logic gas central heating boiler; radiator; half glazed door to outside and garden.

FIRST FLOOR:

LANDING

Access to roof space; built-in airing cupboard housing the hot water cylinder; radiator; window to side.

MASTER BEDROOM

13' x 12' 2" (3.96m x 3.71m)

Fitted wardrobing with hanging rails and shelves; radiator; window to front with views. Door to:

ENSUITE

Fitted with a white suite comprising pedestal wash handbasin, low flush WC, fully tiled double width shower cubicle with mains shower over; heated towel rail; extractor fan; Amtico flooring; spotlighting; opaque window to side.

BEDROOM TWO

14' 5" narrowing to 9' 9" x 9' 9" (4.39m narrowing to 2.97m x 2.97m) Plus door recess.

Radiator; two windows to rear.

BEDROOM THREE

13' 4" x 9' 4" (4.06m x 2.84m) maximum

Radiator; two windows to front with views.

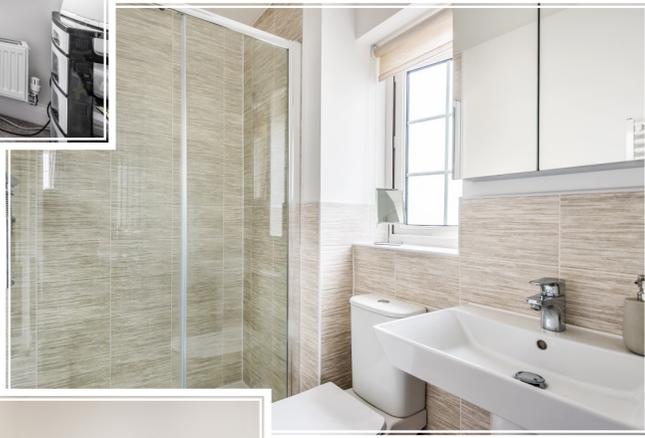
BEDROOM FOUR

10' 2" x 10' narrowing to 8' 1" (3.1m x 3.05m narrowing to 2.46m)

Radiator; window to rear.

FAMILY BATHROOM

Fitted with a white suite comprising pedestal wash handbasin, low flush WC, panelled bath with two slipper ends and central mixer tap, separate fully tiled shower cubicle with mains shower over; generous ceramic wall tiling; Amtico flooring; mirror-fronted medicine cabinet; heated towel rail; extractor fan; opaque window to rear.



AGENT'S NOTE

The property is to be sold with the remainder of a Ten Year Structural Warranty, provided by David Wilson Homes.

SERVICES

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

OUTGOINGS

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

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

Leave Tavistock's Bedford Square via Drake Road and proceed up the hill. Continue for approximately quarter of a mile and as you are leaving the town, the entrance to the development will be found on the right hand side.

OUTSIDE:

The property is approached by a tarmac driveway providing ample parking for up to three cars in tandem and access to the:

SINGLE GARAGE

20' 4" x 10' 5" (6.2m x 3.18m)

Up and over door; power and light supply.

The front garden is laid to lawn with established plants and shrubs and a central path leading to the front door. Gated pedestrian side access leads to the rear garden where there is a paved patio with steps leading up a level lawned garden with mature plants and shrubs, fully enclosed by timber panel fencing.



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* PL19, PL20, EX20