



SALISBURYS

ESTATE AGENTS



4 Grenville Drive, Tavistock,

Devon, PL19 8DP

£360,000 (offers invited) Freehold

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4 Grenville Drive, Tavistock, Devon, PL19 8DP



A large four bedroom family home conveniently located close to schools, shops, bus stops, The Meadows and within a fifteen minute walk of the town centre. This lovely semi-detached house is offered in excellent condition throughout and the spacious accommodation comprises; Hall, Lounge, Dining room, third reception room, fitted Kitchen, Utility and Cloakroom. Huge Master bedroom with en suite, three further bedrooms and family bathroom. Gated driveway with parking for several cars/motor home/caravan/boat. Carport and huge garage with inspection pit. Large south facing patio garden to the rear. GFCH and Pvcu double glazing.

HALL

Pvcu front door with glazed panels to the hall. Pvcu window to the front. Cupboard housing the electricity consumer unit, trip switches and gas meter. Double radiator and telephone point. Stairs to the first floor and coved ceiling.

LOUNGE

14' 9" x 12' 1" max (4.5m x 3.68m)

Pvcu picture windows to the front. Fireplace housing coal effect gas fire. Fitted shelving. Double radiator and coved ceiling.

DINING ROOM

12' 5" x 10' 7" (3.78m x 3.23m)

Pvcu double glazed windows to the front and side. Large under stairs storage cupboard with light, shelving and telephone point. Double radiator and archway to kitchen and further living room. Coved ceiling.

THIRD RECEPTION ROOM

14' 2" x 12' 6" (4.32m x 3.81m)

Partly open plan to the kitchen. Full width Pvcu double doors and windows to the garden. Two radiators and television point. Coved ceiling.

KITCHEN

15' 2" x 7' 4" (4.62m x 2.24m)

Extensively fitted with solid oak wall and base units, contrasting worktops and splashback tiling. Concealed lighting. One and a half bowl stainless steel sink with mono mixer tap. AEG four ring gas hob with Bosch extractor hood above. Built in Belling gas fired double oven and grill. Spaces for fridge and freezer and plumbing for dishwasher.

UTILITY ROOM

Single drainer stainless steel sink with cupboards above and below. Plumbing for washing machine. Cloaks hanging space and additional storage cupboard. Pvcu window to the side, double radiator and quarry tiled floor. Pvcu half glazed door to the garden. Sliding door to the CLOAKROOM, low level WC, wall mounted storage cupboards, space for tumble drier and Pvcu window to the side.

LANDING

The landing leads off to either side of the house and has two accesses to the insulated and part boarded loft areas via extending ladders. Baxi wall mounted gas boiler and central heating and hot water control panel.



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MASTER BEDROOM

25' 0" x 12' 6" overall (7.62m x 3.81m)

A lovely size room with ensuite facilities. Pvcu double glazed picture window to the front and the rear. Two double radiators, telephone and television points. Coved ceiling and door to the SHOWER ROOM; Three quarter tiled, corner shower cubicle with Mira Excel shower and glazed surround with folding door. Low level WC and oval wash basin with built-in unit of mirror and lighting, storage to the side and below in a glossy white finish.

BEDROOM TWO

13' 4" minimum x 9' 0" (4.06m x 2.74m)

Pvcu picture window to the front. Extensive range of built-in bedroom furniture. Single radiator and television point. Airing cupboard housing the hot water cylinder and shelving. Additional built-in double fronted storage cupboard. Coved ceiling.

BEDROOM THREE

9' 4" x 9' 0" (2.84m x 2.74m)

Pvcu window to the rear. Shelving and single radiator.

BEDROOM FOUR

9' 10" x 6' 0" (3m x 1.83m)

Pvcu window to the front. Single radiator and shelving.

BATHROOM

The bathroom is three quarter tiled and fitted with a white suite comprising; Panelled bath with Aqualisa shower over. Pedestal wash basin and low level WC. Glass shelving and storage cupboard. Pvcu double glazed window to the rear, single radiator and wall hung electric heater.

OUTSIDE

The front of the property is approached via double timber gates with a pedestrian gate to the side. The drive way measures approximately forty-five feet to high timber double doors that lead to the rear of the house and to the garage. There is a fence to the front boundary with shrubs and gravel for ease of maintenance. The drive continues along the side of the house where there is a car port and the high timber gates giving access to the paved drying area and the LARGE GARAGE 23' x 15'6" Metal up and over door. Workbench and shelving with numerous power points and lighting. Inspection pit and windows to rear and side. Side door to the garden.

The garden is predominately paved with raised flower beds and whitewashed retaining walls, giving a somewhat Mediterranean feel to the south facing garden. There is outside lighting and an outside tap.

SERVICES

All mains services to the property, water meter.

COUNCIL TAX BAND

Currently band 'B'.

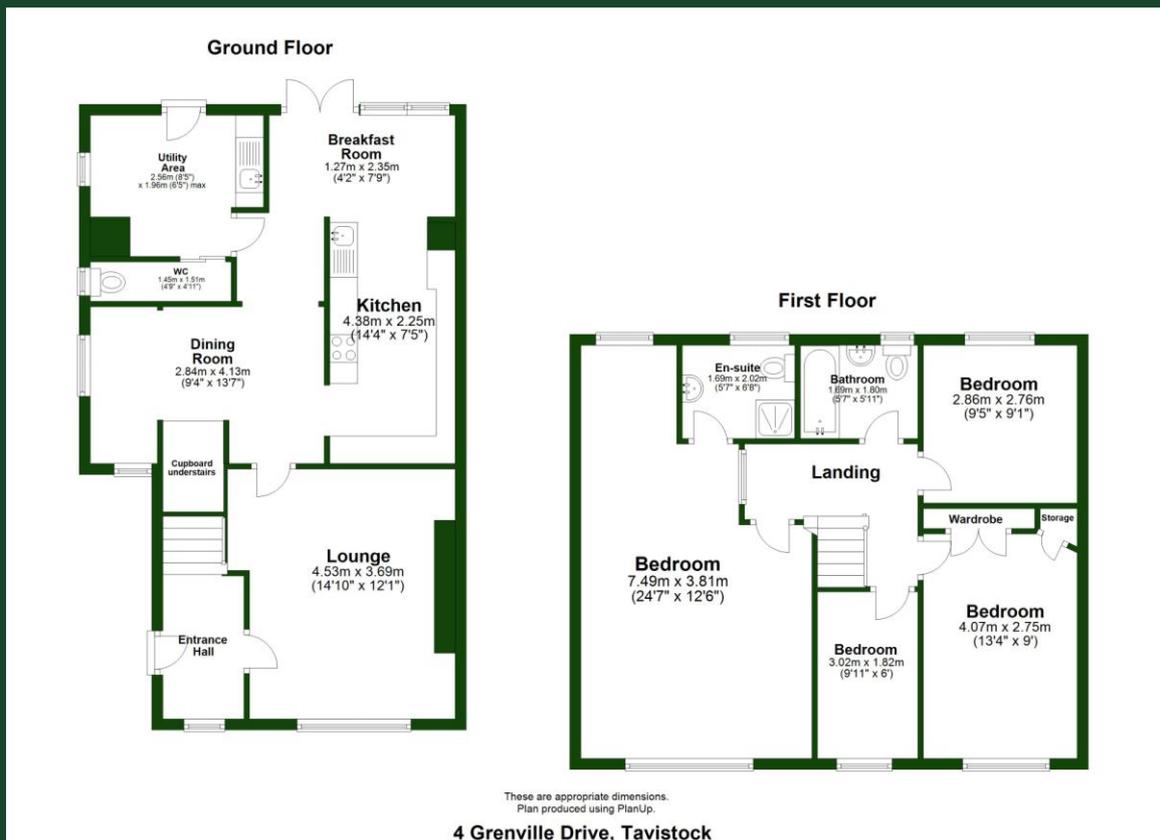
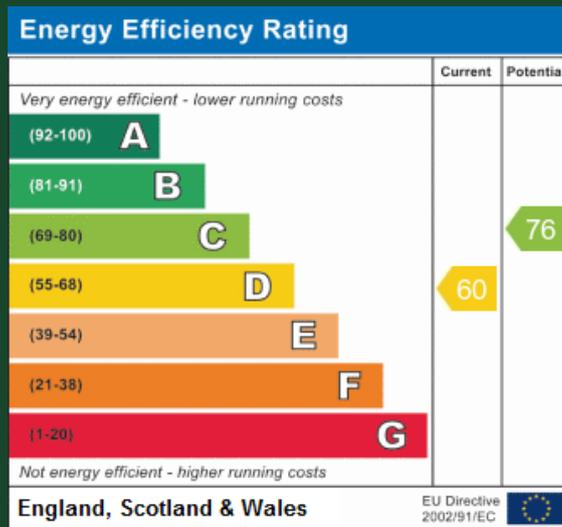
DIRECTIONS

From Bedford Square proceed south along Plymouth Road. At Drakes statue turn left, crossing the canal and the river. Continue along Plymouth Road and past the Texaco garage. Grenville Drive will be found as the next left, with number four a short way along on the right.

VIEWING

By appointment through Salisburys:
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