



Town • Country • Coast



20 Carpenter Way, Tavistock, PL19 0FL

Offers In Excess Of £300,000





# 20 Carpenter Way

Tavistock, PL19 0FL

- Beautifully Presented
- Far Reaching Views
- Fringes Of Tavistock
- Car Parking
- Modern, High Quality Development
- En-Suite Master Bedroom

Located in a quiet cul-de-sac on the modern David Wilson development on the edge of Tavistock is this beautifully presented three bedroom family home. The property boasts a spacious living room and kitchen / diner with two double bedrooms and an en-suite shower room with the master bedroom. The garden to the rear is level and laid to lawn with a storage shed and further outbuilding that could be utilised as a home office. There is pedestrian access to the garden to the rear, it is a great place for children to play in an enclosed environment. There are views from the property all the way up to Dartmoor & Cox Tor. You enter the property into a hallway with a cloakroom WC in front of you. A door to your left takes you into the bright and spacious living room with a storage cupboard under the stairs, there is plenty of space for your lounge furniture. A small hall has the stairs to the first floor, beyond, the kitchen / dining room is found, with a modern kitchen there are incorporated appliances and plenty of storage space. Double doors encourage you out to the garden to enjoy some alfresco dining on those long summer evenings. Upstairs you will find the three bedrooms, two of which are double rooms with the third a generous single room. The master bedroom has a built in wardrobe and well appointed en-suite shower room with a WC. The family bathroom has a bath with shower over, WC & basin. Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic



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## Entrance Hallway

With access to a cloakroom WC (With access to a cloakroom WC)

**Living Room** 15'0" x 11'9" (4.57 x 3.58)

**Kitchen / Diner** 15'6" x 10'10" max (4.72 x 3.30 max)

## First Floor Landing

**Bedroom 1** 10'8" x 9'4" max (3.25 x 2.84 max)

## En-suite

**Bedroom 2** 12'8" x 8'0" (3.86 x 2.44)

**Bedroom 3** 7'5" x 7'2" (2.26 x 2.18)

## Family Bathroom

**Tenure** Freehold. Management Charge: Remus £221.17pa

**EPC** B/278'10" (B/85)

**Council Tax Band** C (C)

## Services

Mains Electricity. Water. Drainage & Gas



## Directions

From Tavistock town centre proceed up the hill along Drake Road passing beneath the viaduct. As you rise up out of the town turn right into Crebor Road. Follow this road turning left into Carpenter Way. The property is then found on a small cul de sac on your left hand side.





Floor Plans



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

