



Town • Country • Coast

Manor Way

Tavistock

Guide Price £290,000



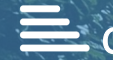
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Manor Way

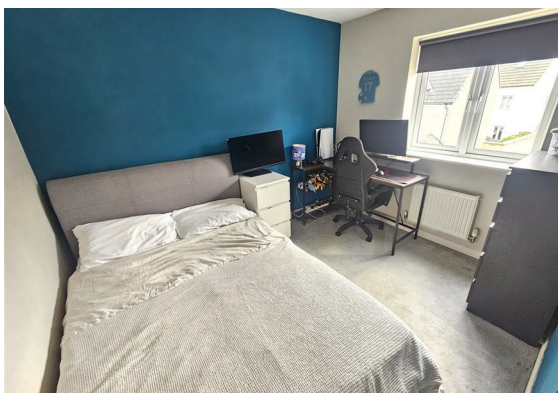
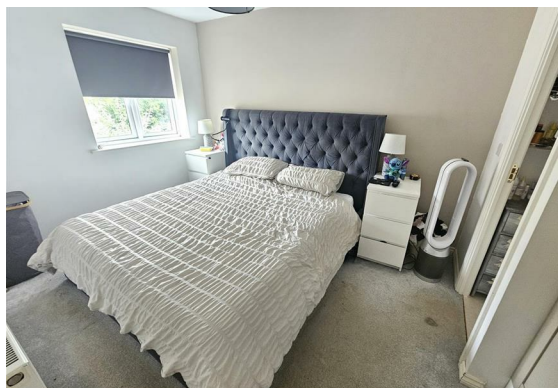
Tavistock

Situated on a corner plot is this well presented semi-detached family home, offering spacious three bedroom accommodation, with the master bedroom boasting an ensuite shower room. With enclosed level rear gardens, a short walk to a garage and driveway parking.

The accommodation of this modern home comprises an entrance hall and downstairs WC, generous lounge with entertainment wall featuring recessed shelving, space for wall mounted tv and inset electric flame effect fire. The kitchen/diner boasts an attractive kitchen with high gloss wall and base units with under unit lighting, breakfast bar, integrated dishwasher and fridge freezer, built-in electric oven and space for washing machine and tumble dryer. French doors lead to the garden.

On the first floor there are three bedrooms. The master bedroom boasts an en suite shower room with recessed shower cubicle. Further double bedroom and single bedroom with shelved linen cupboard/wardrobe. A well appointed shower room with walk-in shower, mains fed rainfall and detachable shower heads over.

Outside, to the rear of the property is a walled in level lawned garden with patio and outside tap, gate to side. Within a few steps of the property is a single garage and driveway parking. There is ample on street parking also.





Entrance Hall

Cloakroom

Lounge

16'1" x 11'7" max (4.92m x 3.55m max)

Kitchen/Diner

15'8" x 10'9" (4.78m x 3.28m)

First Floor Landing

Master Bedroom

11'11" x 8'9" max (3.64m x 2.68m max)

En Suite Shower Room

Bedroom 2

10'2" x 9'6" (3.12m x 2.90m)

Bedroom 3

8'6" x 6'9" (2.60m x 2.08m)

Shower Room

7'3" x 5'7" (2.21m x 1.72m)

Garage

17'9" x 8'8" (5.42m x 2.65m)

Services

Mains water, electricity, drainage and gas. An annual estate management fee is due, amount to be confirmed.

Local Authority

Cornwall Council - Tax Band C

EPC

C70

Tenure

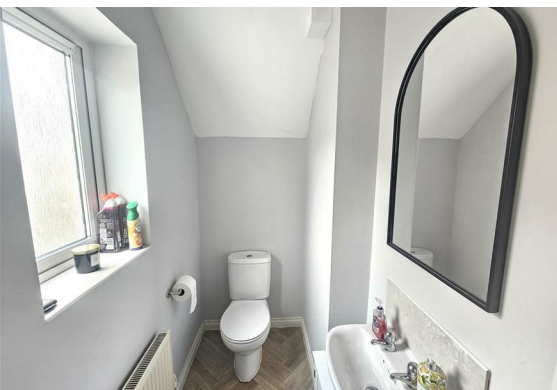
Freehold

Situation

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 sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

Directions

From Tavistock town centre proceed up Drake Road under the viaduct, taking the second left into Glanville Road, then right onto Courtlands Road. Follow to the end and turn right onto Old Launceston Road. At the mini roundabout, take the third exit onto Montgomery Drive. Bear right and the turning into Manor Way on your left. Then the property will be found on the corner on the right hand side.



Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

