



Town • Country • Coast



Beech Close

Tavistock

Guide Price £275,000





# Beech Close

## Tavistock

Available with no onward chain. This superbly presented, semi-detached bungalow has two brightly lit double bedrooms. Set on a popular estate, it is within close proximity to the local amenities. The property benefits from both a decent sized front and back garden well stocked with shrubbery, not forgetting the beautiful babbling brook to the rear of the property which creates a sense of tranquillity, perfect to sit out on the patio and listen to through the summer months. There is off road parking for a number of vehicles with the driveway that runs to the side of the property to the single garage. NO ONWARD CHAIN

As you enter the property you come into a small porchway, where you can store your shoes and coats, leading you through to an entrance hallway. This gives access to both your kitchen and lounge/diner.

The kitchen is incredibly aesthetically pleasing, sporting a modern look with integrated appliances, including microwave, dishwasher and AEG frost free fridge/freezer. There are wooden-look worktops and an ample amount of storage cupboards. The large window above the sink allows plenty of natural light in, creating a bright, fresh space and garden views. Additionally, the living/diner is of a substantial size with a central modern fire place and a large window. A big enough room to enjoy both a sit down meal at a dining table as well as putting your feet up on the sofa after a long day.

As you exit the lounge/diner there is a generous sized modern bathroom with a shower, WC and basin. Both bedrooms are doubles in size and are bright and airy with bedroom two having convenient access to the back conservatory space leading to the garden, via sliding doors. The conservatory space perfect for sitting out in and bird watching or enjoying the late afternoon sun.







## Entrance Porch

## Hallway

## Living/Dining Room

15'11 x 12'1 (4.85m x 3.68m)

## Kitchen

10'7 x 7'4 (3.23m x 2.24m)

## Bedroom 1

13'4 x 9' (4.06m x 2.74m)

## Bedroom 2

10'5 x 8'9 (3.18m x 2.67m)

## Bathroom

6'4 x 6'2 (1.93m x 1.88m)

## Conservatory

8'5 x 3'5 (2.57m x 1.04m)

## Tenure

Freehold

## Services

Mains gas, electricity, drainage and metered water.

## Council Tax Band

C

## EPC

D/64

## Agent's Note

EPC was done before the central heating was installed.

## 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.

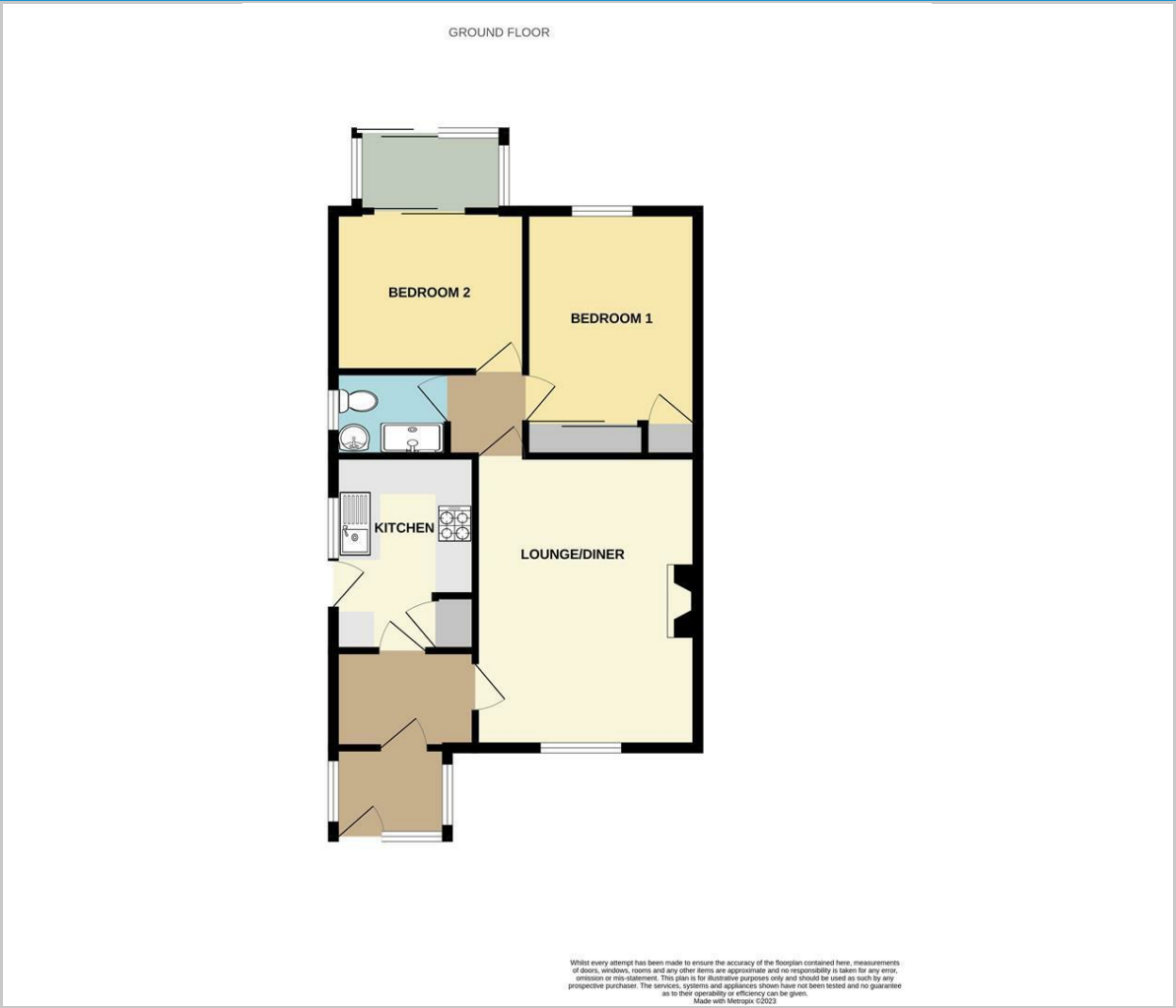
## Directions

From Drake's Statue Roundabout, follow the Plymouth Road towards Morrisons, crossing the roundabout and continuing past Lidl supermarket. Take the next left turn into Bishopsmead. Follow the road round to the left and take the next left hand turn into Beech Close where the property can be found on the left hand side.





Floor Plan



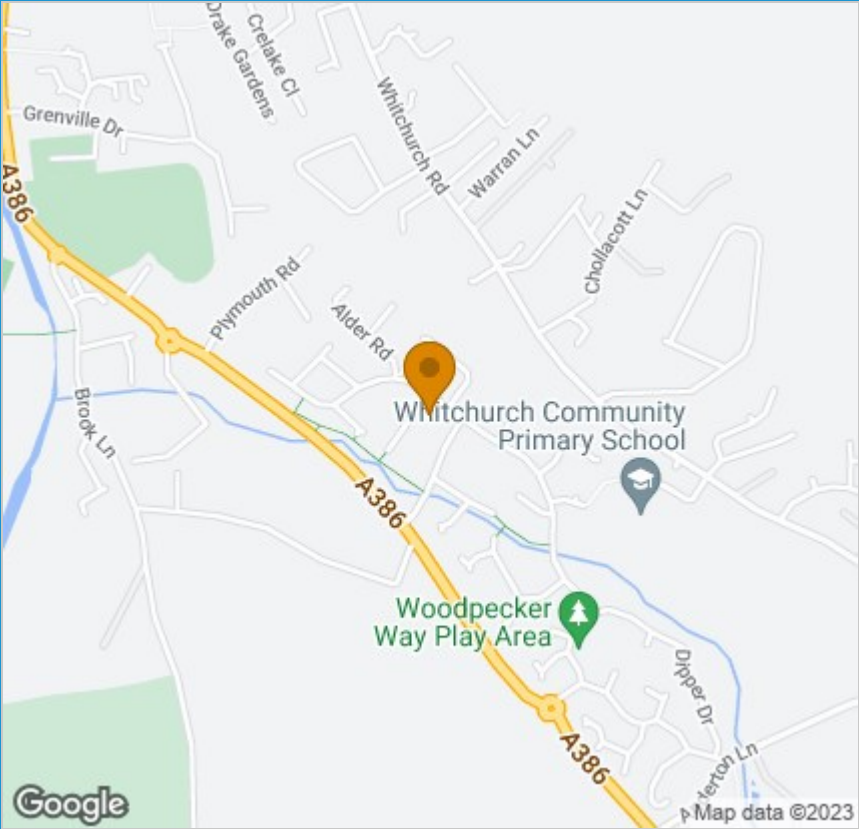
Viewing

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.

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Area Map



Energy Efficiency Graph

