



Town • Country • Coast



Meadow Brook
Tavistock

Guide Price £275,500



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Tavistock

This modern family home boasts three bedrooms with further games room, over three levels with enclosed tiered rear gardens. The property is located in a popular development close to the town centre and benefits from far reaching views to Dartmoor in the distance.

The garage and two parking spaces in front are a real bonus. You enter into the hallway with the integral garage to one side with power and water connected, an en-suite double bedroom is found to the rear. Stairs lead up to the first floor where the living accommodation is found. A generous living room overlooks the rear garden which is accessed via a sliding patio door. The kitchen/diner has a number of storage options with a number of units and worktop space with room for a dining table.

On the top floor you will find three bedrooms and the family bathroom. Two of the bedrooms are generous double rooms with built in wardrobes.

To the front of the property is parking for two cars. To the rear is an enclosed rear garden which has been tiered into 3 levels, A patio area from the living room tempts you out to enjoy the fresh air. A few steps lead to a pretty lawned area with a range of plants which create a depth of colour. Beyond is a decked area which is very private and a great place to entertain family or friends.





Entrance Hallway

Integral Garage

16'1" x 8'11" (4.90 x 2.72)

Bedroom 4

12'10" x 10'3" (3.91 x 3.12)

En-Suite Shower Room

First Floor Landing

Living Room

15'7" x 11'4" (4.75 x 3.45)

Kitchen / Diner

15'3" x 8'10" (4.65 x 2.69)

W C

Second floor Landing

Bedroom 1

12'2" x 9'5" (3.71 x 2.87)

Bedroom 2

11'6" x 8'6" (3.51 x 2.59)

Bedroom 3

8'4" x 6'9" (2.54 x 2.06)

Family Bathroom

Tenure

Freehold. Maintenance Charge for Maintenance of Communal Areas within the development. £90pa

Services

Mains Water, Electricity, Gas & Drainage

EPC

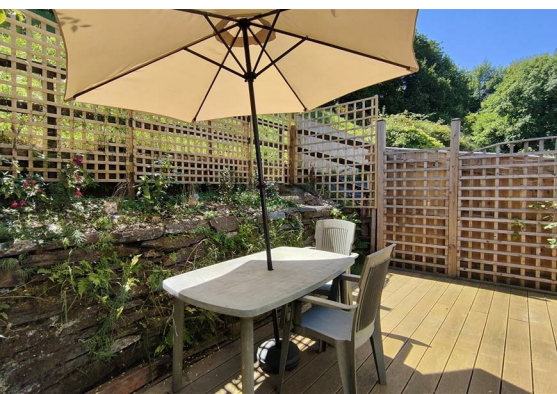
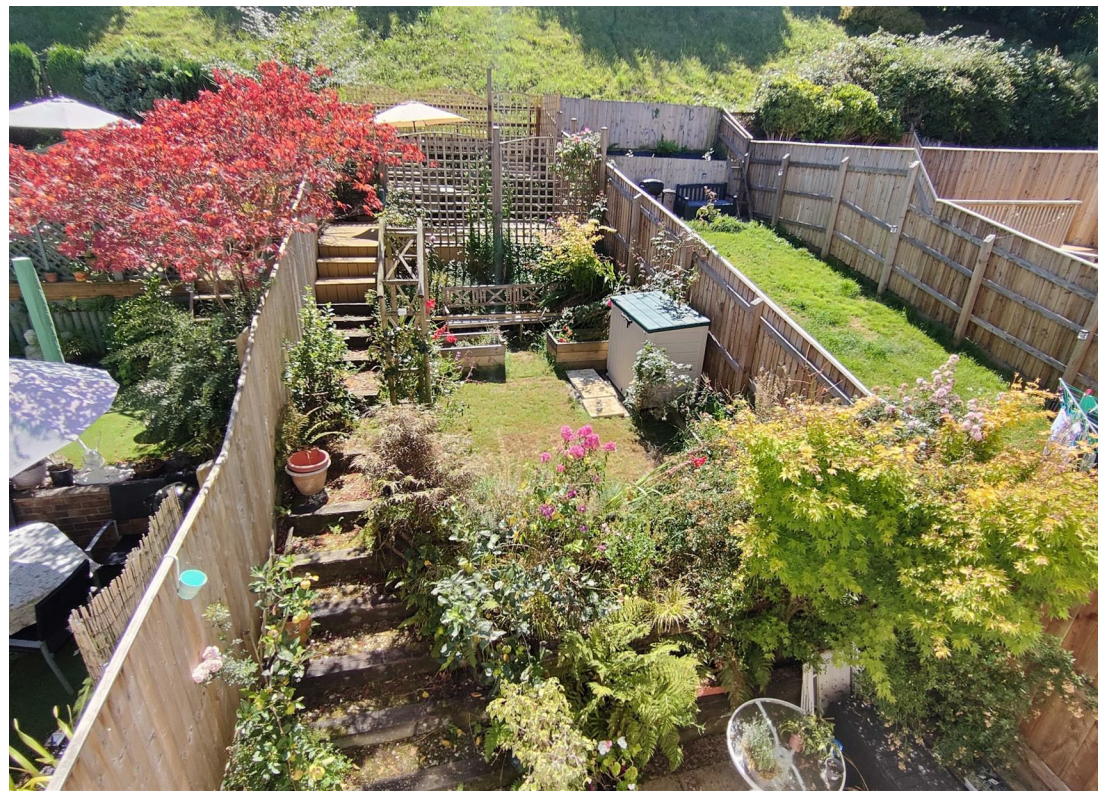
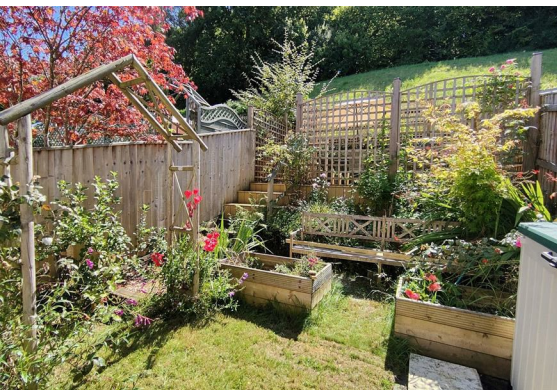
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Local Authority

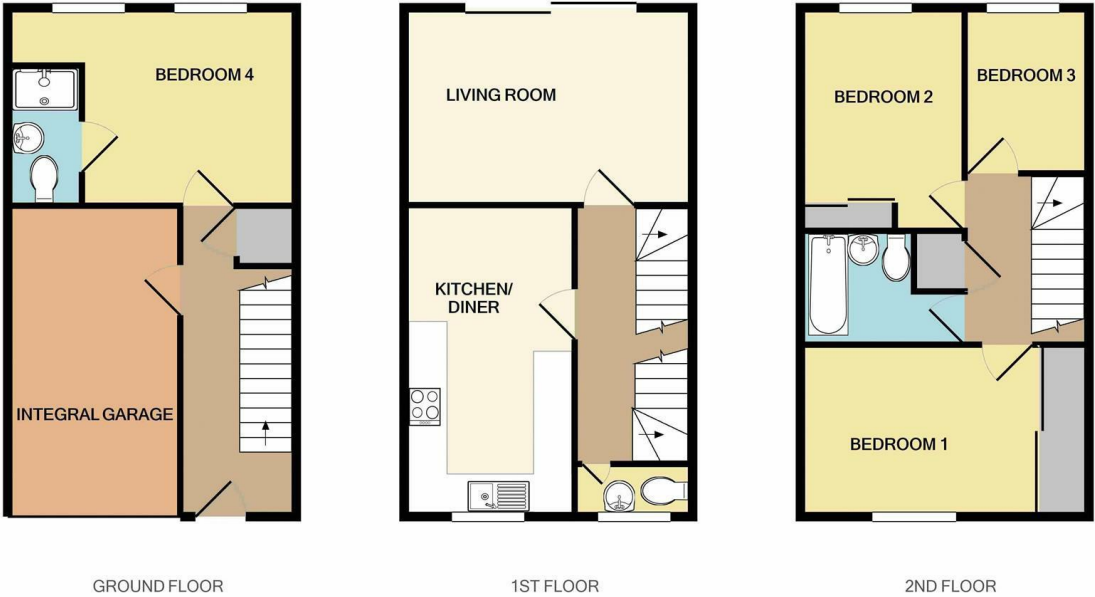
West Devon Borough Council. Council Tax Band C.

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.

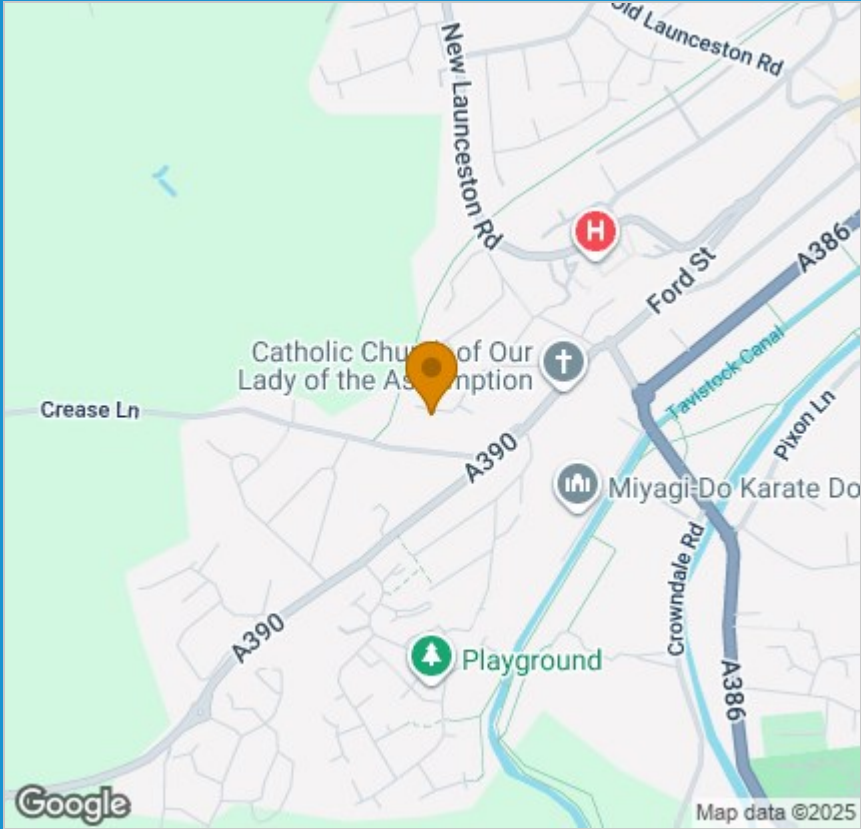


Floor Plan

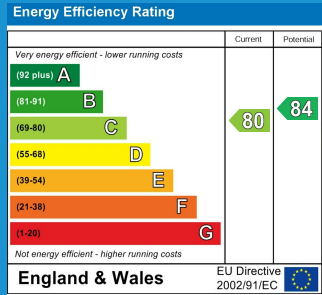


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Area Map



Energy Efficiency Graph



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.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk