view property

Town • Country • Coast

Staple Tor Road

Tavistock

Offers In Excess Of £330,000

3 2 2 B

Staple Tor Road

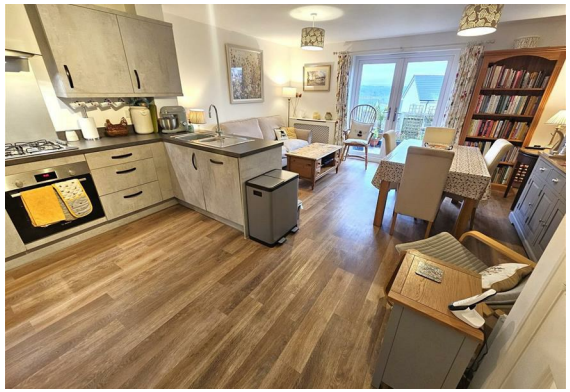
Tavistock

Situated on this popular brand new development on the fringes of Tavistock is this versatile and spacious family home, enjoying spectacular views to the rear from all levels and offering very well presented three/four bedroom accommodation, together with garage and driveway parking within a few steps of the property.
This modern, mid terraced townhouse was built by the reputable and well known Bovis Homes in 2021 and has the benefit of 5 years remaining NHBC Warranty.

Offering flexible living, the ground floor has a spacious entrance hall with separate utility room with basin and WC. The open plan kitchen/living/dining room boasts a modern fitted kitchen with integrated appliances and ample space for lounge and dining furniture.

On the first floor is the main living room - which could instead be used as a fourth bedroom if required - as well as bedroom three, together with a well fitted bathroom. On the second floor are the two larger bedrooms, together with a shower room. Superb views can be enjoyed from all rooms to the rear elevation.

There are patio doors from the ground floor opening onto the rear garden, with a patio ideal for entertaining, a lawned area and bordered with flower bed, providing a wealth of colour in the summer months. A timber gate gives access only a few steps away to the garage.



Entrance Hall

Kitchen/Living Area
21'7" (max) x 15'6" (max) (6.59 (max) x 4.73 (max))

WC/Utility
6'3" x 5'4" (1.92 x 1.64)

Living Room/Bedroom 4
15'7" x 13'6" (max) (4.76 x 4.12 (max))

Bedroom 3
8'7" x 8'6" (2.63 x 2.61)

Bathroom

Bedroom 1
15'7" x 10'2" (4.75 x 3.12)

Bedroom 2
15'7" (max) x 9'2" (4.75 (max) x 2.80)

Shower room

Tenure
Freehold

Services
Mains gas, electricity, drainage and metered water.

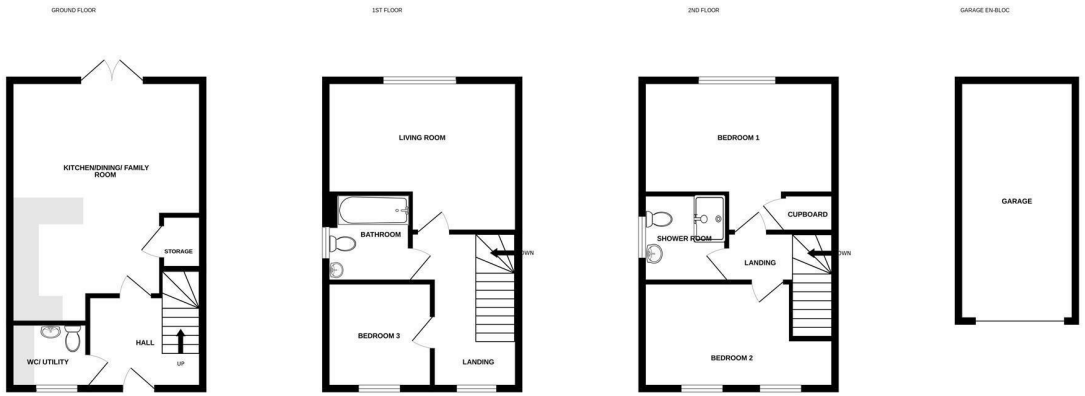
Council Tax Band
D

EPC
B/86

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 along Plymouth Road heading out on the A390 Callington Road where you will come to a roundabout. Turn left into The Tors and follow Staple Tor Road round to the right. After a short distance, you will find the property on your left hand side.

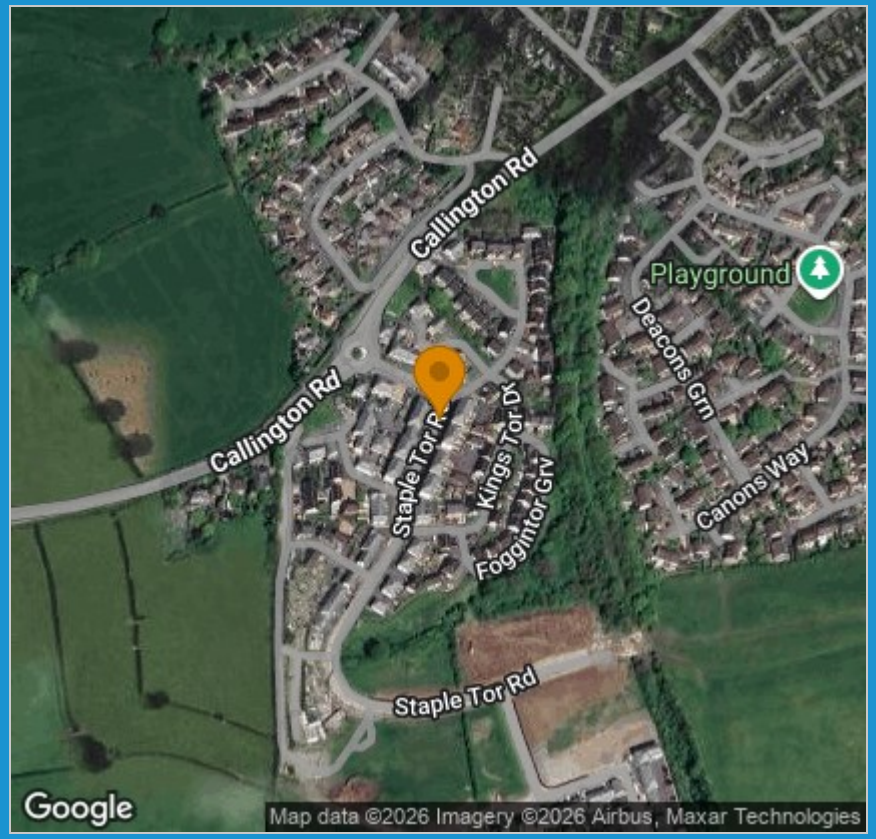
Floor Plan



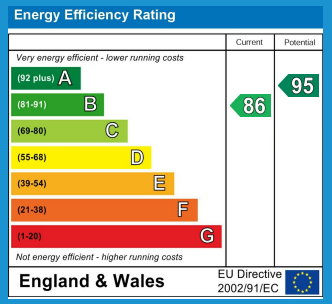
STAPLE TOR ROAD, TAVISTOCK, PL19

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2023

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