



Town • Country • Coast



Manor Road

Tavistock

Offers In Excess Of £485,000



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Occupying a large landscaped plot with excellent accessibility, is this immaculately presented detached bungalow residence, offering three bedroom accommodation and open plan living/dining enjoying views over rear gardens and town beyond. Having been modernised by the current vendor, including a 'Unique' bespoke kitchen and adapted shower room.

As you enter a spacious hallway with a boiler cupboard housing a mains gas fired combination boiler and further cloaks/linen cupboards, access to insulated and boarded loft with light. A glazed panel and door leads into a spacious open plan lounge/dining room with views across the front gardens and patio doors to rear enjoying views across the garden and town beyond. A door leads into a superb recently re-fitted kitchen by 'Unique' bespoke kitchens with a range of two-tone wall and base units, with under unit and counter lighting, slimline worktops. Incorporating integrated appliances including fridge, dishwasher, microwave, Neff hide-and-slide eye level electric oven. An induction hob with Bosch extractor over. From here a door leads into the utility room with space for white goods and doors to outside.

From the hallway, there are three good sized bedrooms, one with a newly fitted ensuite shower room, illuminated mirror over basin, WC and recessed shower cubicle with rainfall and detachable shower heads. Two of the bedrooms have built-in wardrobes. The shower room has been adapted for accessibility with discreet low profile large walk-in shower and seat, rainfall and detachable shower heads and a non-slip tiled floor.

Outside, the gardens are a delight with a slope and steps to the front for ease, extensive lawns and useful store shed. Driveway parking with a detached garage. Attractive patio areas to the front and rear with an awning to the front, ideal for entertaining and dining al fresco. Raised vegetable beds. Many mature established shrubs and flower borders and useful Greenhouse.





Entrance Hall

Lounge/Dining Room

21'9" x 16'2" (6.65m x 4.95m)

Kitchen

11'8" x 7'10" (3.56m x 2.41m)

Utility Room

7'8" x 5'4" (2.36m x 1.63m)

Bedroom 1

11'8" x 9'3" (3.58m x 2.82m)

Ensuite Shower Room

Bedroom 2

12'1" x 8'3" (3.69m x 2.52m)

Bedroom 3

8'9" x 7'8" (2.67m x 2.36m)

Shower Room

Detached Garage

17'7" x 8'5" (5.38m x 2.59m)

Services

Mains gas, water, electricity and water. Boiler installed in 2019. Fibre to property.

Local Authority

West Devon Borough Council - Tax Band E

EPC

C69

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.

Directions

From Tavistock town centre proceed between the banks on Drake Road. Follow the road up the hill and under the old viaduct, then take the second left turning into Redmoor Close. Then turn left into The Dell, take the first right then left into Manor Road and the property will be found up the hill on the left hand side.



Floor Plan



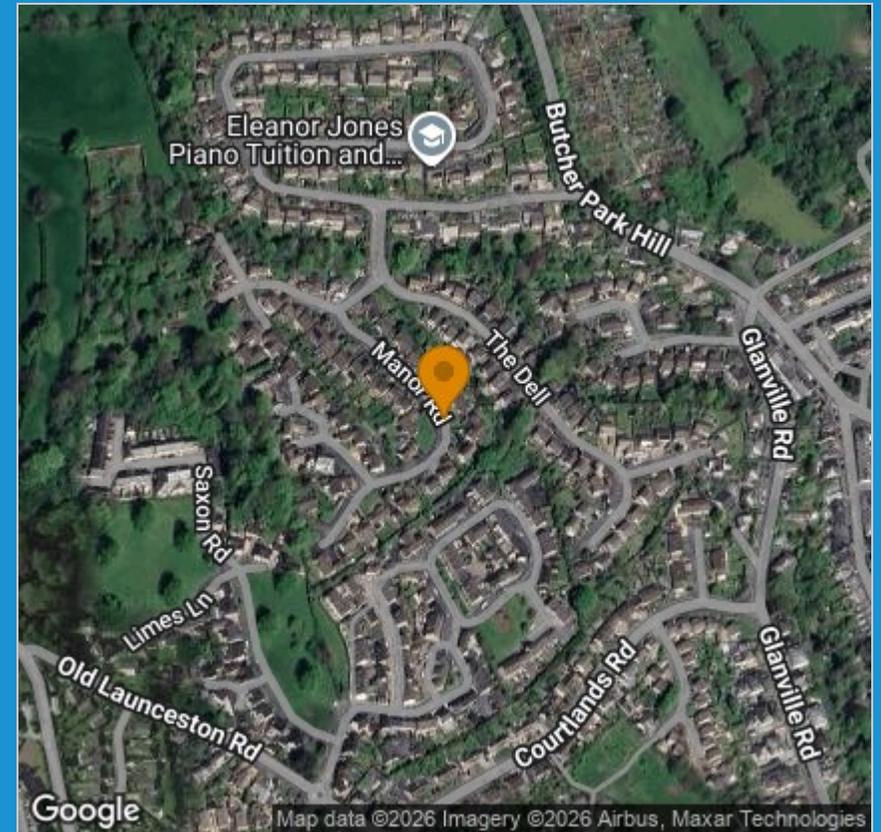
Viewing

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.

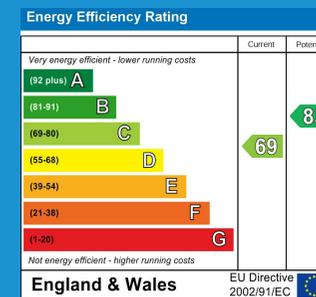
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Area Map



Energy Efficiency Graph



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