



Town • Country • Coast



Maple Close  
, Tavistock

Guide Price £425,000

0.99% including  
No hidden fees



## Maple Close

, Tavistock

A rare opportunity to purchase a spacious four bedroom detached property sitting boldly on an unusually large plot in Bishopsmead. Maple Close is a favoured cul-de-sac that is elevated; many of the properties here have lovely views. The current owners have lived here for over 20 years and have spent much time lovingly creating a great family home. There are 3 access points into the house and 3 access points into the garden. There is extensive decking wrapping around almost half of the property – with 4 access points. There are several distinctive areas to the gardens; a small courtyard area, a pergola with seating, an eye catching rockery area at the front, a gently sloping lawn area and of course the decking area - perfect for small or large gatherings. The house has a ground floor extension creating a sizable kitchen – diner with a separate utility room. The second reception room – at the rear – has a sliding glass door that allows access straight onto the decking (this is quite a sun trap on sunny days!) Upstairs there are 4 bedrooms – a single (currently used as a dressing room) a small double room, a double room and a large double room (with en-suite shower, toilet, basin and storage)





**Entrance Hallway**

**WC**

**Living Room**

14'10" x 13'1" (4.52 x 3.99)

**Kitchen/Breakfast Room**

**Dining Room**

12'3" x 11'11" (3.73 x 3.63)

**Utility room**

7'11" x 5'5" (2.41 x 1.65)

**First Floor Landing**

**Bedroom 1**

14'4" x 10'6" (4.37 x 3.20)

**En-suite**

**Bedroom 2**

10'0" x 10'6" (3.05 x 3.20)

**Bedroom 3**

**Bedroom 4**

9'4" x 7'2" (2.84 x 2.18)

**Bathroom**

6'2" x 6'2" (1.88 x 1.88)

**Outside**

**Garage**

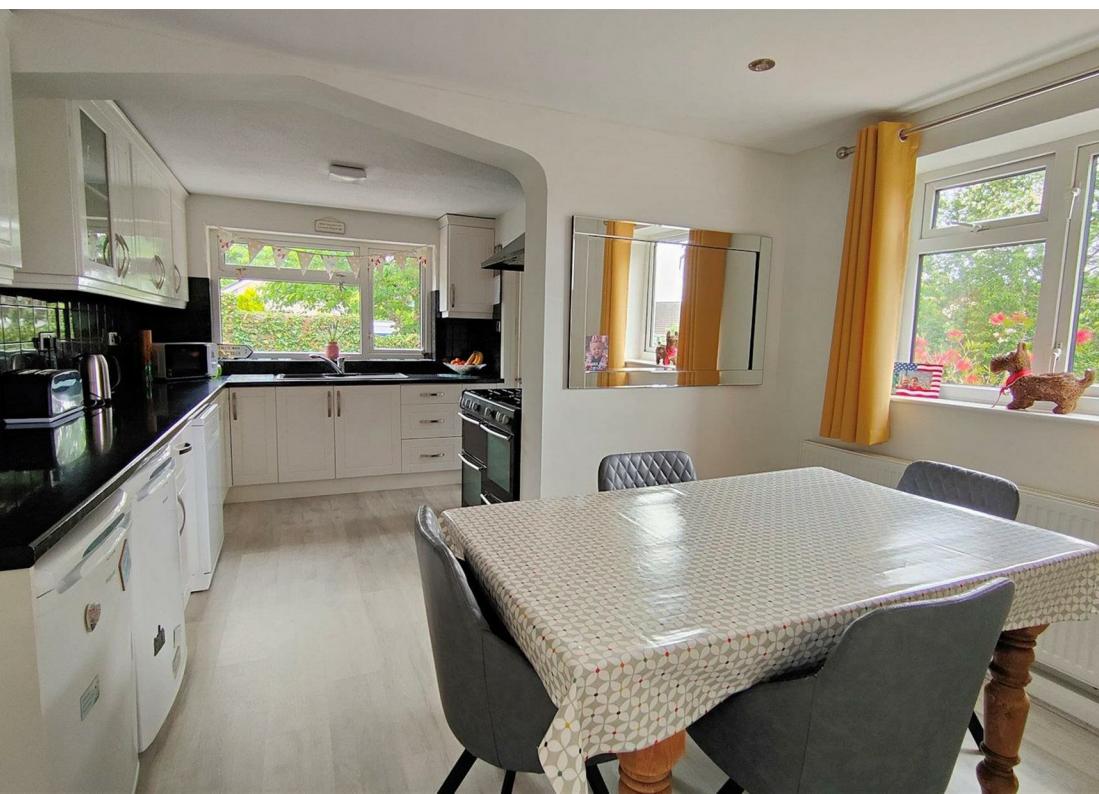
**Services**

**Council Tax Band**

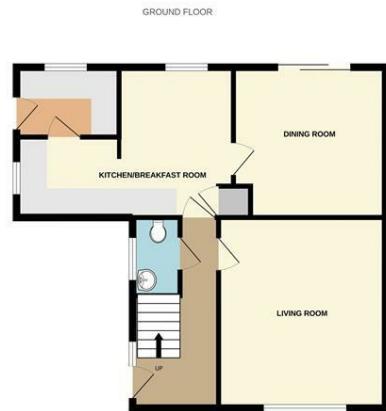
D (D)

**EPC**

D/200'2" (D/61)



## Floor Plan



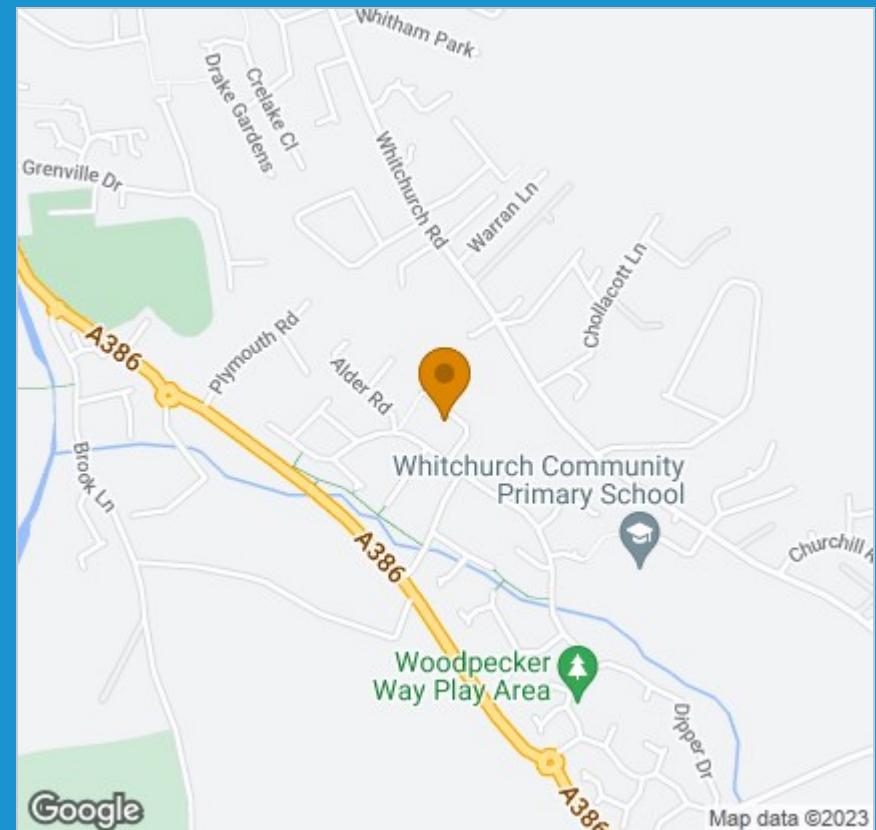
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by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

Made with Metropix ©2022

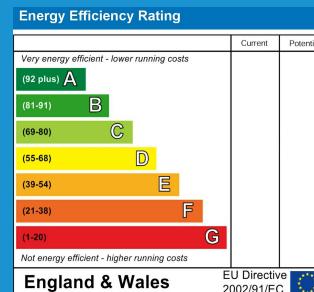
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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](mailto:Tavy@viewproperty.org.uk) [www.viewproperty.org.uk](http://www.viewproperty.org.uk)