



Town • Country • Coast



Honeysuckle Drive  
Broadleigh Park, Tavistock

Guide Price £367,950



## Honeysuckle Drive

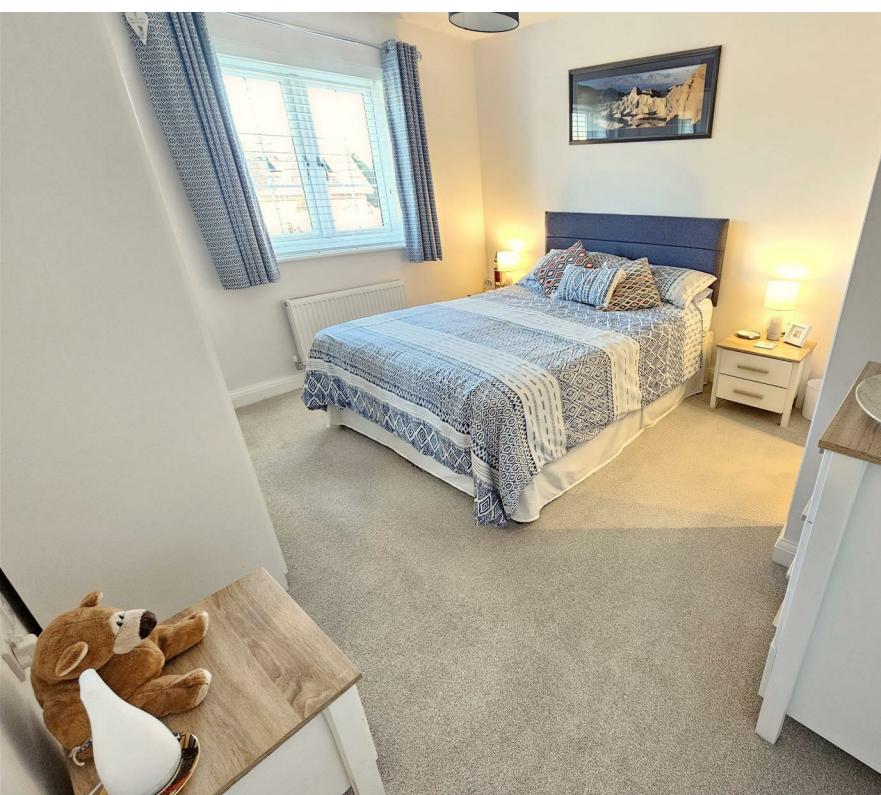
Broadleigh Park, Tavistock

Immaculately and stylishly presented detached family home, offering spacious living accommodation to a particularly high standard, having been built in 2022 with a remaining NHBC Warranty. Offering three bedrooms, one with luxury ensuite shower room and a superbly fitted kitchen/diner with striking units, large breakfast bar and integrated appliances. Landscaped enclosed rear gardens and a driveway providing off road parking for at least two to three vehicles. Conveniently located in this sought after development only a short distance from the town centre.

As you enter the hallway, there is a downstairs cloakroom and understairs recess which would be useful for boots or storage. From here doors lead to a good sized lounge, further door to the kitchen/diner. This striking kitchen has been upgraded by the vendors to a 'Gold standard' kitchen boasting extra units, breakfast bar, eye level Zanussi oven, integrated dishwasher and fridge/freezer. Patio doors lead to the rear gardens, walk-in storage cupboard and ample space for a dining table and chairs. The wall mounted mains gas fired boiler is located in the kitchen.

On the first floor, the spacious landing offers two built-in linen/storage cupboards and doors lead to all rooms. The main bedroom is complemented by a luxury ensuite shower room, well appointed with walk-in shower, WC and basin. There are two further good sized bedrooms and a luxury bathroom, with shower over bath, WC and basin.

Outside, gravelled garden area to the front and driveway providing ample parking for at least two to three cars. A timber gate gives access into the enclosed rear gardens, extensive patio area, outside tap and lighting, bordered by mature shrub beds and borders. The property benefits an EV charging point.





#### Entrance Hall

#### Cloakroom

5'6" x 3'3" (1.69m x 1.00m)

#### Lounge

14'5" x 9'8" (4.41m x 2.97m)

#### Kitchen/Diner

17'8" x 11'5" (5.41m x 3.48m)

#### First Floor Landing

#### Bedroom 1

11'10" x 10'5" (3.62m x 3.20m)

#### Ensuite

7'1" x 5'4" (2.18m x 1.64m)

#### Bedroom 2

10'5" x 9'5" (3.19m x 2.89m)

#### Bedroom 3

8'5" x 6'8" (2.58m x 2.04m)

#### Bathroom

6'7" x 6'0" (2.01m x 1.84m)

#### Services

Mains water, electricity, drainage and gas. EV Charging Point.

#### Local Authority

West Devon Borough Council - Tax Band C

#### EPC

B84

#### Agents Note

The property is subject to a Development Management Charge of £183.09 payable annually.

#### 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. 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, follow West Street and take the second exit at the mini roundabout onto the Launceston Road. Follow the road past the hospital on your left and round the corner where the entrance to the estate will be on the left. On entering the estate, follow the road around to the right and continue along into Honeysuckle Drive, where the property can be found on your right side.



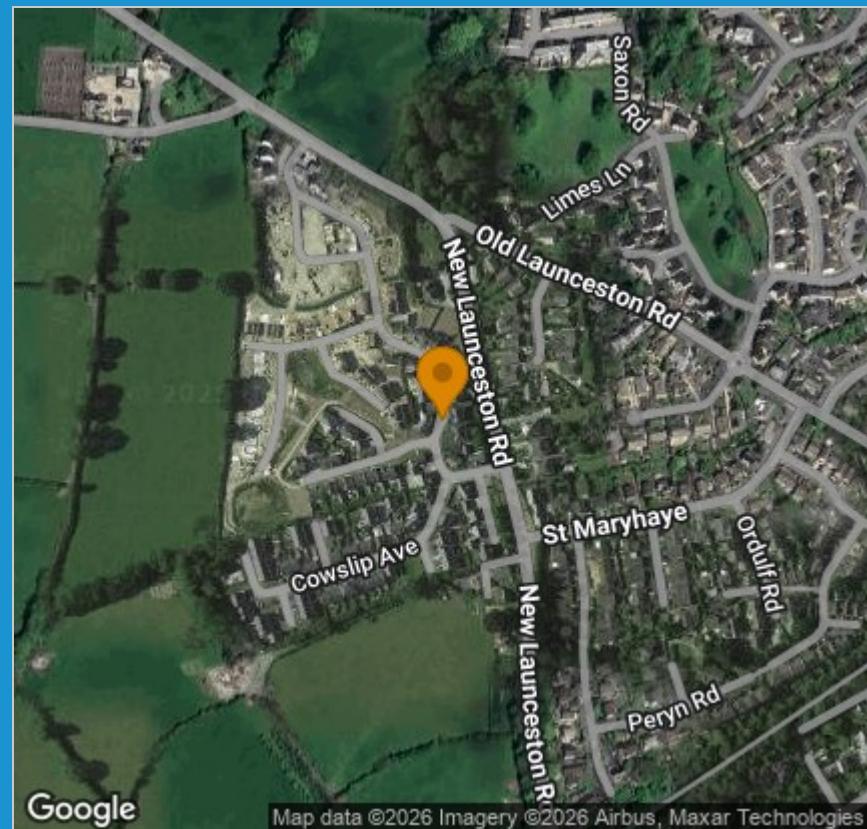
## Floor Plan



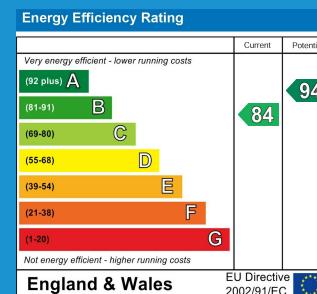
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The fixtures, fittings, 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.

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