



mansbridgebalment

TAVISTOCK

£395,000



23 MANOR ROAD

Tavistock PL19 0PL

*Spacious and well presented detached family home
in a highly desirable residential area within walking distance of town*

Four Double Bedrooms & Three Bathrooms

Three Reception Rooms and Conservatory

20ft Kitchen/Breakfast Room

South Facing Level Rear Garden

Garage and Driveway

£395,000



**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**

mansbridgebalment.co.uk





SITUATION AND DESCRIPTION

A spacious and well presented four double bedroom, three bathroom, three reception detached family home with level South facing rear gardens, peacefully situated in a highly desirable no-through residential area within walking distance of the town centre and all its amenities.

This well proportioned house has been well maintained and updated over the years by the current owners, including refitted bathrooms, boiler and PVCu double glazing, redecorated exterior and the installation of solar panels which provide an annual income of approximately £800.

The accommodation briefly comprises: entrance porch, ground floor shower room, entrance hall, 20' kitchen/breakfast room, utility room, dining room, 20ft dual aspect sitting room, family room, conservatory, landing, four double bedrooms (master ensuite) and family bathroom. There is a double width driveway, integral garage and level front, side and South facing rear gardens.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Solid wooden front door with storm porch and outside lighting leads into:

ENTRANCE PORCH

Coat hooks; spotlighting; obscure double glazed window to front; tiled flooring; double radiator; multi-paned door into entrance hall and door leads into:

SHOWER ROOM

5' 2" x 5' 1" (1.57m x 1.55m)

Fitted with a white suite comprising tiled corner shower cubicle with chrome thermostatic shower, low level WC, corner pedestal wash handbasin; chrome shaver point; recessed spotlighting; extractor fan; tiled flooring; obscure PVCu double glazed windows to front; stainless steel heated towel rail.

ENTRANCE HALL

10' 9" x 10' (3.28m x 3.05m)

Angled staircase rises to first floor with built-in understairs storage cupboard; telephone point; spotlighting; open plan into dining room; multi-paned wooden doors lead into sitting room and into:





KITCHEN/BREAKFAST ROOM

20' x 8' 10" (6.1m x 2.69m)

Fitted with a range of matching wall and base cabinets with contrasting roll top worksurfaces and tiled splashbacks; inset one and a half bowl stainless steel sink unit with mixer tap and drainer; built-in eye level Zanussi stainless steel double oven and grill with inset Bosch stainless steel four ring gas hob with concealed extractor fan over; space and plumbing for dishwasher; space and plumbing for an American-style fridge/freezer; breakfast bar; recessed spotlighting; PVCu double glazed window to rear overlooking garden; open plan into family room and opening into:

UTILITY ROOM

8' x 5' 8" (2.44m x 1.73m)

Fitted with a range of wall and base cabinets matching those of the kitchen with contrasting roll top worksurfaces and tiled splashbacks; inset stainless steel single sink unit with mixer tap and drainer; space for under counter appliance; spotlighting; integral door to garage; obscure PVCu double glazed door to rear providing access to garden; radiator.

DINING ROOM

10' x 9' 1" (3.05m x 2.77m)

PVCu double glazed French doors to rear providing access to garden; modern upright chrome radiator.

FAMILY ROOM

11' 8" x 8' 5" (3.56m x 2.57m)

Television point; two telephone points; PVCu double glazed window to front; double radiator.

SITTING ROOM

20' 1" x 12' 2" (6.12m x 3.71m)

Dual aspect with television point; modern fireplace housing a chrome living flame gas fire; PVCu double glazed window to front; two double radiators; large double glazed sliding patio doors to rear lead into:

CONSERVATORY

9' 10" x 9' 10" (3m x 3m)

PVCu double glazed in construction enjoying a lovely South facing aspect over the garden; tiled flooring; PVCu double glazed sliding door to rear providing access to garden.



FIRST FLOOR:

LANDING

Spacious landing with access to loft space (ladder and flooring); built-in airing cupboard housing a large 210 litre pressurised water cylinder with shelving; PVCu double glazed window to front; radiator.

MASTER BEDROOM

11' 6" x 11' 2" (3.51m x 3.4m)

Television and telephone point; PVCu double glazed window to front; radiator; door into:

ENSUITE SHOWER ROOM

7' 9" x 4' 5" (2.36m x 1.35m)

Refitted with a modern white suite comprising full width walk-in shower with chrome thermostatic shower with fixed and flexible heads, low level WC, wall hung wash handbasin with tiled splashbacks; illuminated mirror with shaver point; spotlighting; obscure PVCu double glazed window to front; stainless steel heated towel rail.





BEDROOM TWO

14' 1" x 8' 4" (4.29m x 2.54m)

Built-in mirror fronted double wardrobe; coat hooks; PVCu double glazed window to rear; radiator.



BEDROOM THREE

10' 7" x 9' (3.23m x 2.74m)

PVCu double glazed window to rear overlooking garden; radiator.

BEDROOM FOUR

9' 3" x 9' (2.82m x 2.74m)

PVCu double glazed window to front; radiator.



BATHROOM

7' 3" x 5' 6" (2.21m x 1.68m)

Part-tiled and refitted with a modern white suite comprising paneled bath with Mira Sport shower over with shower screen, low level WC, wall hung wash handbasin; recessed spotlighting; extractor fan; obscure PVCu double glazed window to rear; tall stainless steel heated towel rail.

OUTSIDE:

To the front, a double width tarmac driveway provides off-road parking for two vehicles and leads to the integral garage, with a paved footpath from here leading to the main front entrance.

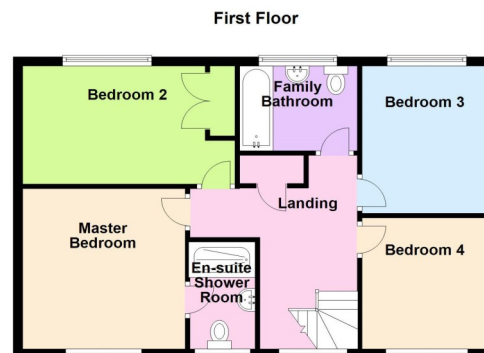
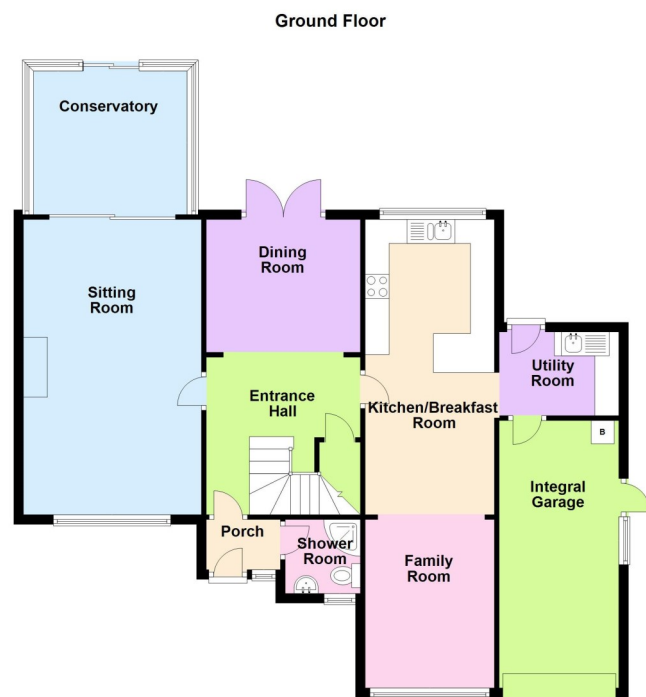
The front garden is low maintenance in design, being mainly chipped slate with a variety of colourful shrubs and bushes and wooden gated access to both sides of the property provides access to the rear garden.

The level rear garden enjoys a sunny, South facing aspect currently enclosed by wooden fencing and natural Devon bank with hedging. Immediately to the rear is a good sized paved patio providing a lovely space for outside dining and enjoying the garden and sunshine. The remainder of the garden is laid to a level lawn bordered to one side by a rockery area with a variety of plants, shrubs and hedging. To one side of the property is a wooden garden shed (measuring 6' x 4') with a raised bed used for growing fruit and vegetables and there is a second shed at the front behind the gate.

INTEGRAL GARAGE

18' 4" x 8' 2" (5.59m x 2.49m)

With pitched tiled roof; fitted with a roll-away garage door; coat hooks; shelving; space and plumbing for automatic washing machine and tumble dryer; wall mounted Veissmann gas fired boiler; obscure PVCu double glazed window to side; obscure PVCu double glazed access door to side; eaves storage.



Total area: approx. 165.0 sq. metres (1776.2 sq. feet)

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SERVICES

Mains electricity, mains, mains water and mains drainage. Solar panels. There is an electric car charging point at the front of the house.

OUTGOINGS

We understand this property is in band 'E' for Council Tax purposes.

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock's Bedford Square, enter Drake Road (between the Banks) and proceed up the hill. Take the fourth turning on the left into Redmoor Close. Proceed along Redmoor Close and take the first left turn into The Dell. Continue along The Dell and turn right into Manor Road where the property will be found in approximately 200 yards on the left hand side.

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** PL19, PL20, EX20*

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