



mansbridgebalment

TAVISTOCK Guide £500,000



EVERSLEIGH

29 Glanville Road, Tavistock PL19 0EB

*Elegant and beautifully presented Victorian semi-detached home,
In an elevated position within walking distance of town*



Stylish Four Double Bedroom Property

Sitting Room & Drawing Room

18ft Bespoke Kitchen with Range Cooker

Landscaped Garden with Sunken Terrace

Views over Town & Dartmoor Tors

Garage & Driveway

Guide £500,000



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

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SITUATION AND DESCRIPTION

A traditional semi-detached Victorian house offering notable charm and distant moorland views, conveniently positioned in an elevated road within the historic stannary town of Tavistock.

The house is beautifully presented with elegant areas for entertaining and relaxing combined with original features and a stylish interior. The original reception hall tiles and flagstone slate floors are a particular feature along with cornices and ceiling roses. The front aspect views over this desirable town and surrounding landscape provide the sitting room and master bedroom with a sense of space framed by the rugged beauty of Dartmoor tors on the horizon.

The attractive gardens have been lovingly landscaped with lawns and sunken seating areas for evening drinks and BBQs. A driveway leads along the side elevation to a detached garage making the property ideal for off-road parking for several vehicles. The property is warmed with mains gas central heating, a wood burning stove and further insulation measures, including the main windows being replaced with period styled PVCu double glazed sashes, and benefits from a new roof covering (approximately five years ago).

The accommodation comprises porch, reception hall with understairs and larder cupboard, sitting room, drawing room, kitchen/dining room, utility room, cloakroom and pantry. To the first floor are three double bedrooms and a sizeable family bathroom and to the second floor is a fourth double bedroom with eaves storage.

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:

ENTRANCE PORCH

5' 3" x 3' 5" (1.6m x 1.04m)

Original stained glass door to:

RECEPTION HALL

27' 9" x 6' 4" (8.46m x 1.93m)

Original tiled floor; stairs rise to the first floor; storage cupboard; coat/boot recess; radiator; doors off.

SITTING ROOM

16' 7" x 14' into bay (5.05m x 4.27m)

Three double glazed sash windows within the bay with views; fireplace feature with gas point; radiator; television point.

DRAWING ROOM

12' 4" x 11' 3" (3.76m x 3.43m)

PVCu double glazed window to the side; radiator; television point; fireplace feature.





KITCHEN/DINING ROOM

18' 6" x 16' 2" (5.64m x 4.93m) maximum

PVCu double glazed windows to the side and rear; bespoke solid wood handmade kitchen with a beech worktop; Lacanche professional range cooker; ceramic sink; integrated dishwasher; space for fridge/freezer; fireplace with woodburning stove; flagstone slate floor; inset spotlighting; door to:

UTILITY ROOM

10' 5" x 7' (3.18m x 2.13m)

Wooden window and PVCu door to the gardens; butler sink; Sheila maid clothes airer; solid wood worktop; space and plumbing for washing machine, tumble dryer and further appliances; slate floor; doors off.

PANTRY

5' x 4' 7" (1.52m x 1.4m)

Window; slate cold shelf.

CLOAKROOM

5' 6" x 5' (1.68m x 1.52m)

Window; low level WC; wash handbasin; site of wall mounted boiler.



FIRST FLOOR:

LANDING

Coloured glass PVCu double glazed window; door to stairs rising to second floor; store cupboard; airing cupboard; radiator; doors off.

MASTER BEDROOM

18' 4" x 14' 7" (5.59m x 4.44m)

Two PVCu double glazed sash windows with the views; fireplace feature.

BEDROOM TWO

11' 5" x 12' 7" (3.48m x 3.84m)

PVCu double glazed window to the side; fireplace feature; radiator.

BEDROOM THREE

16' 2" x 9' 1" (4.93m x 2.77m)

Two PVCu double glazed windows to the side; radiator.

BATHROOM

9' 8" x 9' extending to 12' (2.95m x 2.74m extending to 3.66m)

PVCu double glazed window to the rear; panelled bath; low level WC; pedestal wash handbasin; shower cubicle; heated towel rail; fireplace feature.

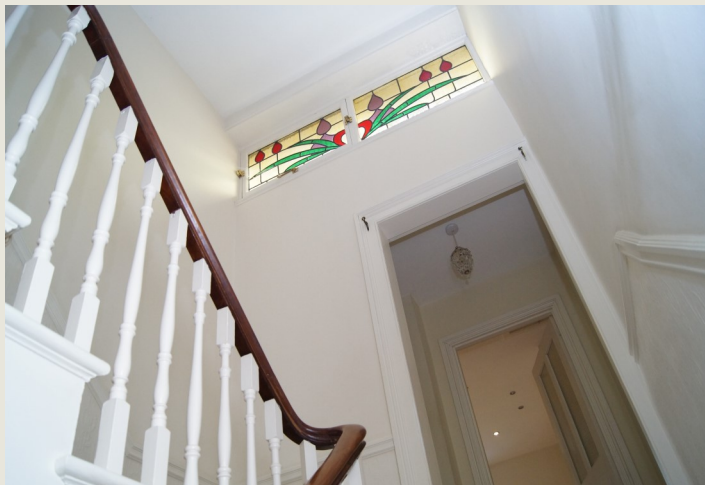


SECOND FLOOR:

BEDROOM FOUR

19' x 13' 9" (5.79m x 4.19m)

PVCu double glazed window to the rear garden; Velux window; radiator; eaves storage.



OUTSIDE:

The property is approached from a stone chipping driveway which leads up to the detached garage flanked by a colourful front garden. An original wrought iron pedestrian gate opens to a meandering path up to the entrance door.

A pedestrian side gate and solid wood fence divide the driveway from the rear garden which extends to a raised lawn with planted borders and a stone wall boundary. This area of the garden is ideal for looking back over to the house and beyond to the views. A sunken patio is located next to the house which is ideal for seating and enjoying time with family and friends.



OUTBUILDINGS:

GARAGE

15' 5" x 9' (4.7m x 2.74m)

Double doors; side pedestrian door; power and lighting; window to the rear.

WOOD STORE

6' 10" x 7' 3" (2.08m x 2.21m)



AGENT'S NOTE

Please note that the vendor of this property is an employee of Mansbridge Balment.

SERVICES

Mains electricity, mains gas, mains water and mains drainage.

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 second turning on the left into Glanville Road. Proceed along Glanville Road and the property will be found on the right hand side.

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Tel: 01822 612345
E: tavistock@mansbridgebalment.co.uk



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