



mansbridgebalment

TAVISTOCK

£385,000







# 3 THE HEIGHTS

Tavistock PL19 8HQ

*Spacious and beautifully presented detached family home,  
pleasantly situated in the prestigious "Heights" development*

Four Bedrooms & Two Bathrooms

20ft Triple Aspect Sitting Room

Conservatory

Enclosed South West Facing Rear Garden

Detached Garage & Driveway

Within Walking Distance of Town & Amenities

**£385,000**



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

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*View Over The Green*



### **SITUATION AND DESCRIPTION**

A spacious and beautifully presented four bedroom two bathroom detached family home with two reception rooms and conservatory, benefiting from level south west facing gardens and detached double garage. The property is pleasantly situated in the prestigious 'Heights' development overlooking the green, on the fringes of the town yet in walking distance of the town centre and all its amenities.

The light and airy well proportioned accommodation briefly comprises: entrance hall, cloakroom, kitchen/breakfast room, utility room, dual aspect dining room, 20ft triple aspect sitting room, conservatory, landing, master bedroom with dressing room and ensuite shower room, three further bedrooms and family bathroom. There is a double width brick paved driveway, detached double garage, front and south west facing rear gardens. The property also benefits from gas fired central heating and PVCu double glazing throughout.

### **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:

Obscure double glazed front door with large storm porch and outside lighting leads into:

#### **ENTRANCE HALL**

13' 2" x 8' 2" (4.01m x 2.49m)

Coat hooks; staircase rises to first floor; laminate flooring; PVCu double glazed window to side; double radiator.

#### **CLOAKROOM**

5' 4" x 3' 6" (1.63m x 1.07m)

Fitted with a white suite comprising low level WC, pedestal wash handbasin with tiled splashbacks; recessed spotlighting; obscure PVCu double glazed window to side; radiator.

#### **KITCHEN/BREAKFAST ROOM**

14' 5" x 11' 6" (4.39m x 3.51m) maximum

Fitted with a range of wooden fronted wall and base cabinets with granite worksurfaces and matching splashbacks; inset stainless steel one and a half bowl sink unit with mixer tap and drainer; built-in eye level AEG stainless steel double oven and grill; matching inset four ring gas hob with concealed extractor fan over; built-in Siemens dishwasher; built-in understairs storage cupboard; recessed spotlighting; tiled flooring; PVCu double glazed window to rear overlooking garden; archway leads into:

#### **UTILITY ROOM**

8' 7" x 5' 4" (2.62m x 1.63m) Fitted with wooden fronted wall and base cabinets matching those of the kitchen with granite worksurface with matching splashbacks; inset stainless steel single sink unit with drainer; space and plumbing for automatic washing machine and tumble dryer; space for upright fridge/freezer; wall hung Glow-worm gas fired boiler; recessed spotlighting; extractor fan; tiled flooring; obscure PVCu double glazed door to rear providing access to garden; double radiator.







#### **DINING ROOM**

11' 5" x 11' 2" (3.48m x 3.4m)

Dual aspect with PVCu double glazed window to front overlooking the green; additional PVCu double glazed window to side; laminate flooring; double radiator.

#### **SITTING ROOM**

20' 2" x 11' 4" (6.15m x 3.45m)

Good sized triple aspect room with modern fireplace with wooden mantel and surround with granite hearth housing a stainless steel living flame gas fire; television point; telephone point; PVCu double glazed window to front overlooking the green; additional PVCu double glazed window to side; laminate flooring; two double radiators; multi-paned wooden bifold doors to rear lead into:

#### **CONSERVATORY**

12' 8" x 10' 7" (3.86m x 3.23m)

PVCu double glazed in construction with dwarf walling enjoying a sunny south facing aspect over the rear garden; laminate flooring; five wall light points; PVCu double glazed French doors to side provide access to garden; double and single radiators.



#### **FIRST FLOOR:**

#### **LANDING**

11' 4" x 10' 3" (3.45m x 3.12m)

Built-in airing cupboard with shelving housing a Mega Flo pressurised hot water cylinder.

#### **MASTER BEDROOM**

11' 7" x 11' 1" (3.53m x 3.38m)

Dual aspect with television point; telephone point; PVCu double glazed window to front overlooking the green; additional PVCu double glazed window to side; radiator; archway into:

#### **DRESSING ROOM**

8' 8" x 8' (2.64m x 2.44m)

Built-in wardrobes running the full length of the room with ample hanging and storage; PVCu double glazed window to rear with countryside glimpses; radiator; door into:

#### **ENSUITE SHOWER ROOM**

7' 7" x 5' 8" (2.31m x 1.73m)

Part-tiled and fitted with a white suite comprising over-sized shower cubicle housing a chrome thermostatic shower, low level WC, pedestal wash handbasin; shaver point; extractor fan; recessed spotlighting; laminate flooring; obscure PVCu double glazed window to rear; stainless steel heated towel rail.

#### **BEDROOM TWO**

11' 5" x 11' 1" (3.48m x 3.38m)

Television point; telephone point; access to loft space; PVCu double glazed window to front overlooking the green; radiator.

#### **BEDROOM THREE**

9' 9" maximum x 8' 9" (2.97m x 2.67m)

PVCu double glazed window to rear with countryside glimpses; radiator.



**BEDROOM FOUR**

8' 5" x 8' (2.57m x 2.44m)

Triple aspect enjoying a lovely aspect over the green; telephone point; PVCu double glazed window to front and both sides; double radiator.

**FAMILY BATHROOM**

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

Part-tiled and fitted with a white suite comprising panelled bath with chrome thermostatic shower over with shower screen, low level WC, pedestal wash handbasin; shaver point; extractor fan; recessed spotlighting; obscure PVCu double glazed window to rear; stainless steel heated towel rail.



**OUTSIDE:**

The property stands on a level plot with a pleasant outlook over the green to the front and enclosed south west facing garden to the rear. The front garden is mainly laid to lawn with gravel borders and specimen tree.

The enclosed rear garden enjoys a sunny south west facing aspect with a lawned area bordered by attractive flowerbeds and a brick paved patio alongside which is a covered wooden decked area with wooden balustrade, both providing ideal spaces for outside dining and enjoying the garden and sunshine. A brick paved pathway runs through the garden providing access to the side of the detached double garage, behind which is another section of garden enclosed by natural Devon bank, currently laid to grass.

To the rear of the property is a double width brick paved driveway providing off-road parking for two vehicles and providing access to the:

**DETACHED DOUBLE GARAGE**

16' 5" x 16' 3" (5m x 4.95m)

Pitched tiled roof and fitted with a remote controlled electronic roll away double garage door; power and lighting; coat hooks; storage into eaves; obscure PVCu double glazed doors to both sides and the garden.

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

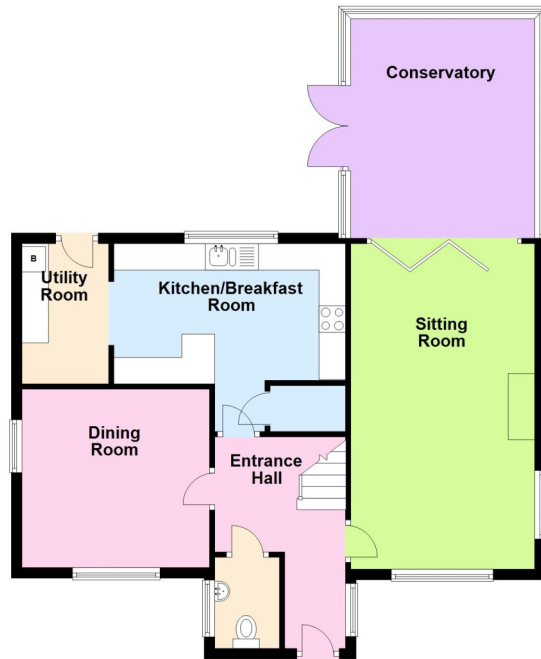
**OUTGOINGS** We understand this property is in band 'F' for Council Tax purposes.

**VIEWING** By appointment with MANSBRIDGE BALMENT on 01822 612345.

**DIRECTIONS** Leaving Tavistock's Bedford Square via Drake Road (between the banks) and continue up the hill. Take the third turning on the left into Butcher Park Hill and Glanville Road. Take the second right into Courtlands Road and proceed to the T junction. Turn right and right again at the mini-roundabout into Montgomery Drive. Take the first left into The Heights where the property will be found shortly on the left hand side as indicated by our 'For Sale' sign.



Ground Floor



First Floor



Total area: approx. 140.8 sq. metres (1515.4 sq. feet)

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*\* PL19, PL20, EX20*

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