



mansbridgebalment

TAVISTOCK

£310,000



## 3 Hessary View, Tavistock PL19 0EZ

### SITUATION AND DESCRIPTION

Located in a quiet cul-de-sac on the western fringes of Tavistock town and within easy reach by foot or car of the town centre and the extensive amenities therein.

Tavistock is a thriving market town adjoining the western edge of the Dartmoor National Park and was in 2004 voted the winner of a nationwide survey undertaken by the Council for the Protection of Rural England involving 120 other market towns. Among the assets taken into consideration were history, architecture, community spirit, planning sensitivity, recreational facilities and individuality of shops and businesses. Additional facilities include a hospital, a bustling Pannier Market and a full range of schools both State and Private. Indeed Tavistock can claim to have everything adding up to a quality of life which would be hard to rival. Plymouth is only 15 miles away with fast Inter City rail links to London, Bristol and the North. There are also ferry services to Roscoff, Brittany and Santander, Northern Spain.

A modern detached family home with single garage, driveway parking and gardens, located in a quiet cul-de-sac position and enjoying super views over the town towards Dartmoor in the distance.

### 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 DOOR**

Canopied half glazed timber entrance door with courtesy light to side.

#### **RECEPTION HALL**

Coved ceiling; practical tiled floor; radiator. Doors to:

#### **CLOAKROOM**

Low flush WC; wash handbasin with tiled splashback; radiator; opaque window to front.

#### **SITTING ROOM**

13' 3" x 12' 5" (4.04m x 3.78m) Into bay  
Feature fireplace with decorative surround, marble effect insert and matching hearth; laminated flooring; coved and textured ceiling; radiator; bay window to front.

#### **KITCHEN/DINING ROOM**

17' 6" x 10' 8" (5.33m x 3.25m)  
A light, bright and open space with a kitchen area fully fitted with modern wall and base units with beech effect frontages and square edge worksurfaces over, incorporating a one and a half bowl single drainer sink unit with mixer tap over; ceramic wall tiling; a range of Neff appliances including an eye level oven and grill, five ring gas hob with stainless steel extractor canopy over; integral dishwasher; peninsula unit; practical tiled floor; ample space for dining table and chairs; radiator; window overlooking the rear garden; French doors to outside; further French doors to the conservatory. Doorway to:

#### **UTILITY ROOM**

5' 10" x 4' 10" (1.78m x 1.47m)  
Fitted with a matching range of base storage units and square edge worksurfaces over; ceramic wall tiling; plumbing for automatic washing machine; wall mounted gas boiler; practical tiled floor; half glazed door to outside.





#### **CONSERVATORY**

16' 2" x 9' 2" (4.93m x 2.79m)

A very pleasant addition. Constructed of PVCu with opening fanlights; heated tiled floor; French doors to outside and garden.

#### **FIRST FLOOR:**

#### **LANDING**

Access to roof space; built-in airing cupboard with slatted linen shelving; radiator; window to side. Doors to:

#### **BEDROOM ONE**

11' x 10' 9" (3.35m x 3.28m)

Two built-in wardrobes with hanging rails and shelves; radiator; window to front. Door to:

#### **ENSUITE**

Refitted and fully tiled with a white suite comprising low flush WC, corner shower cubicle with electric shower over, vanity wash handbasin with storage cupboards under; chrome heated towel rail; spotlighting; tiled floor; opaque window to front.

#### **BEDROOM TWO**

10' 7" x 7' 8" (3.23m x 2.34m)

Built-in shelved storage cupboard; radiator; window to rear.

#### **BEDROOM THREE**

7' 9" x 6' 2" (2.36m x 1.88m)

Currently arranged as an office. Radiator; window to rear.

#### **FAMILY BATHROOM**

Fully tiled with a white suite comprising pedestal wash handbasin, corner spa bath with chrome taps and shower handset, close coupled WC; chrome heated towel rail; spotlighting; extractor fan; opaque window to side.

#### **OUTSIDE:**

The property is approached via a tarmac driveway providing off-road parking for one vehicle and access to the:

#### **GARAGE**

19' 6" x 9' 10" (5.94m x 3m)

Up and over door; power and light supply; space for chest freezer; half glazed courtesy door to garden.

Adjacent to the driveway, there is a small front garden interspersed with flowering plants and shrubs. Gated pedestrian side access leads to the rear garden which is fully enclosed and safe for children or pets and includes a paved patio seating area from which a path leads to a shaped lawned garden edged with well-stocked flowering beds and borders, mature plants and shrubs.

Another gravel path leads along the side of the conservatory and around the garage to an enclosed side garden with additional seating area, perfect for outdoor eating and entertaining.



#### **SERVICES**

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

#### **OUTGOINGS**

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

#### **VIEWING**

By appointment with MANSBRIDGE BALMENT on 01822 612345.

#### **DIRECTIONS**

Leave Tavistock's Bedford Square via Drake Road (between the Banks) and continue up the hill. Take the third turning on the left hand side into Glanville Road. Proceed along Glanville Road for approximately quarter of a mile before turning right into Courtlands Road. Proceed up the hill, taking the first turning on the left into Hessary View. The property will be found after a short distance on the left hand side, clearly identified by a Mansbridge Balment 'For Sale' board.

# BETTER **COVERAGE**, WIDER **CHOICE**

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**Ground Floor**  
Approx. 55.2 sq. metres (594.0 sq. feet)



**First Floor**  
Approx. 40.0 sq. metres (431.0 sq. feet)



Total area: approx. 95.2 sq. metres (1025.0 sq. feet)

FLOOR PLAN DISCLAIMER These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright © Mansbridge Balment 2019  
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\* PL19, PL20, EX20

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