



mansbridgebalment

TAVISTOCK

Guide £800,000



DAROCA
Down Road, Tavistock PL19 9AQ

*Impressive contemporary family home
in a private location in a prime residential area*

Individually Designed & Finished to a High Standard

Fully Renovated in 2017

Five Bedrooms - Two Ensuite

20ft State of the Art Kitchen/Family Room

Landscaped Gardens on Level Plot of Approximately One Third Acre

Integral Double Garage & Private Driveway Parking

Guide £800,000



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

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SITUATION AND DESCRIPTION

Located in a private position, in one of Tavistock's most favoured locations, just a short walk from Tavistock Golf Club, Whitchurch Down and the vast expanse of Dartmoor.

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.

An impressive contemporary family home, individually designed and recently extended and renovated to a particularly high standard with great attention to detail and a high level of fit and finish.

The property was fully renovated in 2017 and is very spacious and comfortable with versatile accommodation arranged over two floors with a luxurious specification, including a state of the art Italian kitchen by Arrital, stylish bathrooms and ensembles with top of the range sanitaryware, including digital and rainfall showers and baths with temperature control. There are architectural oak doors throughout, turning oak staircase with glass balustrade and rain sensor Velux windows flood the house with natural light.

Access via electronic remote controlled gates adds to the sense of privacy and seclusion. The house occupies an attractive level plot with ample parking and turning for several vehicles adjacent to an integral double garage with remote control up and over door. The beautifully landscaped gardens are private and enjoy a sunny, southerly aspect. There is little passing traffic in this secluded enclave, yet all amenities are conveniently located nearby.

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

Opaque glazed inserts and matching full length side panel.

VESTIBULE

7' x 5' 3" (2.13m x 1.6m)

Built-in cloaks cupboard with hanging rail and shelf; separate built-in storage cupboard; radiator; three quarter glazed door to:





RECEPTION HALL

An impressive hall beneath a vaulted ceiling with two Velux windows (one with electric rain sensor) flooding the space with natural light; a turning oak staircase with glass balustrade leads to the first floor; coved ceiling; spotlighting; two radiators. Doors to:

SITTING ROOM

21' 6" x 13' (6.55m x 3.96m)

Coved ceiling; spotlighting; two radiators; picture window to front; sliding patio doors to outside and the garden.

KITCHEN/FAMILY ROOM

20' 6" x 17' 5" (6.25m x 5.31m)

Clearly the hub of this family home, this large but inviting space is fitted with a contemporary range of imported kitchen units by Italian maker, Arritel, with flush fronted base and wall cabinets in contrasting grey and white with soft close doors and Corian composite quartz worksurfaces over, including a large central island with integral breakfast bar, inset sink unit with Quooker instant hot water tap over; a range of Smeg appliances including twin self-cleaning ovens with warming drawer; five ring induction hob with extractor over; integral fridge and freezer; integral dishwasher; ample space for dining table and chairs; four radiators; spotlighting in the Ariste ceiling; colour changing LED mood lighting; three windows overlooking the garden; three Velux windows (one with electric rain sensor) providing additional natural light; Karndean flooring; tri-fold doors to outside and the terrace. Three quarter glazed internal door to:

DINING ROOM

16' 7" x 9' 3" (5.05m x 2.82m)

A formal dining room with coved ceiling; radiator; French doors to outside and garden. Return door to reception hall.

LAUNDRY ROOM

11' 8" x 11' 2" (3.56m x 3.4m)

Fitted with a range of wall and base units with light wood frontages and square edge worksurfaces over, incorporating a one and a half bowl single drainer sink unit with mixer tap over; ceramic wall tiling; plumbing for automatic washing machine; venting for tumble dryer; integral fridge; coved ceiling; radiator; practical tiled floor; window to front. Access to:

ANTE ROOM

Coved ceiling; radiator; same tiled floor; two windows to front. Courtesy door to double garage. Door to:

PLANT ROOM

The Worcester gas boiler and large capacity pressurised hot water cylinder are sited here along with the necessary control valves which serve the zoned heating system; slatted linen shelving; tiled floor.

BEDROOM FOUR

16' 4" narrowing to 9' 10" x 4.98m (4.98m narrowing to 3m x 3.3m)

Coved ceiling; radiator; dual aspect windows to side and rear. Door to:

ENSUITE

Fitted with a white suite comprising pedestal wash handbasin with tiled splashback, close coupled WC, fully tiled shower cubicle with mains Mira shower over; dual fuel heated towel rail with electric element; coved ceiling; spotlighting; extractor fan; opaque window to side.

BEDROOM FIVE

10' 7" x 10' 1" (3.23m x 3.07m)

Radiator; window to side.







CLOAKROOM

6' 7" x 5' 7" (2.01m x 1.7m)

Fitted with a white suite comprising close coupled WC with concealed cistern, wash handbasin with storage cupboards under; patterned tiled walls and floor; radiator; coved ceiling; spotlighting; extractor fan; opaque window to side.

FIRST FLOOR:

GALLERIED LANDING

Overlooking the hall. Access to roof storage space (fully boarded with light). Doors to:

MASTER BEDROOM SUITE:

12' 7" x 12' 4" (3.84m x 3.76m)

Spotlighting; radiator; window to side; French doors with glass safety screen overlooking the garden. Doors to:

DRESSING ROOM

12' x 5' 3" (3.66m x 1.6m)

Fully fitted with hanging rails and shelves; radiator; Velux window.

ENSUITE

8' 8" x 7' 4" (2.64m x 2.24m)

A luxurious ensuite, fully tiled with a white suite comprising a panelled bath with two slipper ends, central filler tap and handset, low flush WC with concealed cistern, wash handbasin with storage cupboards under and illuminated mirror over, walk-in shower with low profile tray, digital shower with temperature control, drench shower and handset; chrome dual fuel heated towel rail with electric element; spotlighting; extractor fan; Velux window.

BEDROOM TWO

13' 10" x 9' 2" (4.22m x 2.79m)

Access to eaves storage; radiator; window to side.

BEDROOM THREE

13' 10" x 9' 2" (4.22m x 2.79m)

Radiator; window to side with views over Tavistock town.

STUDY

8' x 5' 9" (2.44m x 1.75m)

Access to eaves storage; radiator; Velux window.

FAMILY BATHROOM

Fully tiled with a white suite comprising panelled bath, low flush WC with concealed cistern, wash handbasin with storage cupboard under, corner shower; modern flat panel wall mounted radiator/towel rail with electric element; spotlighting; extractor fan; Velux window.





OUTSIDE:

The property is approached from Down Road via a shared private driveway which leads in turn to electrically operated double gates with a pedestrian gate outside, yielding to a gravelled private driveway edged with well stocked flowering beds and borders, which provides ample parking and turning for several vehicles and access to the:

INTEGRAL DOUBLE GARAGE

18' 5" x 8' 1" (5.61m x 2.46m)

Electric remote controlled up and over door; power and light supply; access hatch to boarded loft area; window to rear.

A door in the corner of the garage leads to the:

GARDENER'S LOO

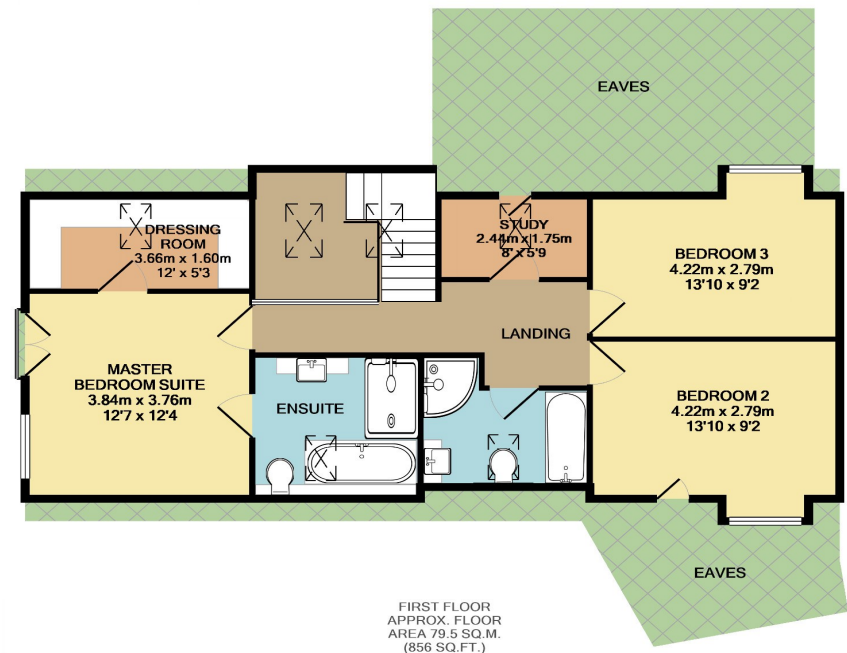
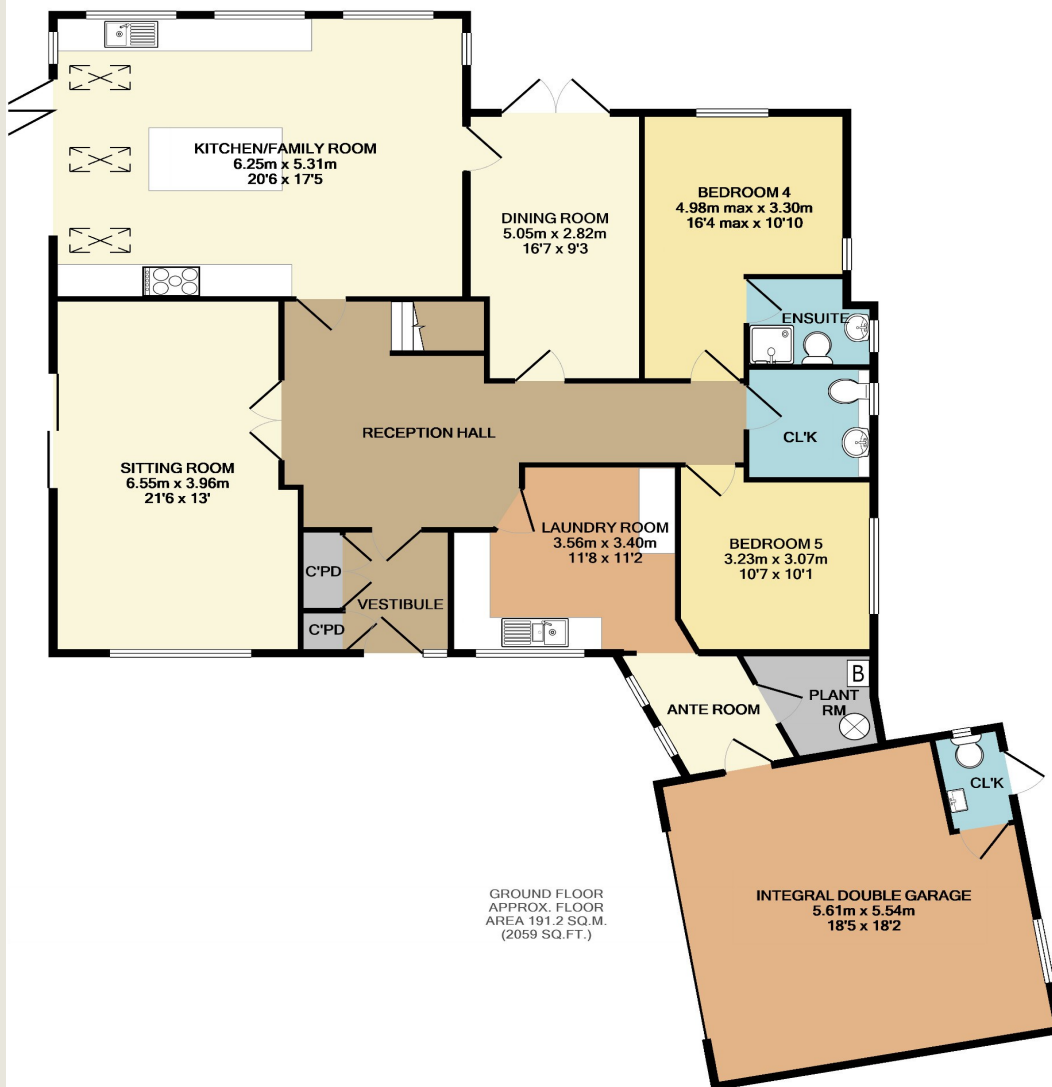
Close coupled WC; opaque glazed door to outside.

The formal gardens extend to the side and rear of the house, afford a high degree of privacy and seclusion and enjoy a sunny, southerly aspect.

The large expanse of lawns are interspersed with well stocked flowering beds and borders, mature trees and shrubs which provide a pleasant array of seasonal colour. A paved terrace is the perfect place for outdoor eating and entertaining. The lawn wraps around the side of the house where there is a small kitchen garden complete with aluminium framed greenhouse (measuring approximately 14' x 8') and raised beds used for the growing of fruit and vegetables. There are two useful timber storage sheds (measuring approximately 10' x 8' and 8' x 6').







TOTAL APPROX. FLOOR AREA 270.7 SQ.M. (2914 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Mains gas, mains electricity, mains water and mains drainage. We understand from the owners that the radiator in the utility room connects directly to the boiler and can be used independently for drying clothes during summer months. There is potential for hot water/solar panels to link to this system.

OUTGOINGS

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

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

Leave Tavistock's Bedford Square via Abbey Bridge, turning right at the roundabout into Whitchurch Road. Proceed up the hill, taking the second turning on the left into Down Road. Proceed to the top of the hill and pass over the cattle grid, bearing left at the island. After a short distance, there is a private driveway on the left hand side which will be indicated by a Mansbridge Balment 'For Sale' board and the property name, Daroca.

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** PL19, PL20, EX20*

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