



mansbridgebalment

TAVISTOCK

£375,000



7 INSWELL COURT

Tavistock PL19 8LS

*Large detached bungalow occupying a generous plot,
at the end of a peaceful cul-de-sac*

Four Bedrooms & Study/Bedroom Five
Sitting Room, Dining Room & Conservatory
South Facing Garden with Sun Terrace
Detached Garage & Ample Parking
No Onward Chain

£375,000



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

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

Occupying a generous plot at the end of a small and very peaceful cul-de-sac, located on the fringes of Tavistock town yet within easy reach of the 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 large detached bungalow, altered and extended over the years to provide spacious and comfortable family sized living accommodation, benefiting from PVCu double glazing and gas fired central heating. The property occupies a generous plot with a sunny, south facing garden, private driveway providing ample parking and a larger than average detached garage. The property is offered for sale with the benefit of no onward chain.

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 opaque glazed entrance door with matching side panel with courtesy light above.

ENTRANCE HALL

Built-in storage cupboard with radiator; access to roof space; heating controls; ample coat hanging. Doors to:

SITTING ROOM

14' 7" x 10' 9" (4.44m x 3.28m)

Real flame effect gas fire; two radiators; dual aspect windows to front and side. Open plan access to:

DINING ROOM

9' 9" x 7' (2.97m x 2.13m)

Radiator; window to side. Connecting door to kitchen. Door to:

STUDY/BEDROOM FIVE

9' 1" x 7' 7" (2.77m x 2.31m)

Radiator; window to side.





KITCHEN

11' 9" x 9' 4" (3.58m x 2.84m)

Fitted with a modern range of wall and base units with oak frontages and roll edge worksurfaces over, incorporating a single drainer sink unit with chrome mixer tap; four ring gas hob with extractor canopy over; eye-level oven and grill; plumbing for automatic washing machine; space for tall fridge/freezer; wall mounted Worcester gas central heating boiler; return door to entrance hall. Glazed door and matching side windows to:

CONSERVATORY

9' 2" x 6' 8" (2.79m x 2.03m)

Of PVCu construction with a corrotherm roof on a solid masonry base; radiator; opening fanlights; half glazed PVCu door with cat flap to outside.

FAMILY BATHROOM

Fully tiled with a coloured suite comprising panelled bath, vanity wash handbasin with storage cupboards under, low flush WC, corner shower cubicle with Mira mains shower; heated towel rail; extractor fan; two opaque windows to rear.



BEDROOM ONE

11' 6" x 9' 10" (3.51m x 3m)

Fitted wardrobing with matching drawer set and dressing table; radiator; window to side.

BEDROOM TWO

12' 9" x 9' 1" (3.89m x 2.77m)

Radiator; window to side.

BEDROOM THREE/DAY ROOM

10' 1" x 9' 2" (3.07m x 2.79m)

Radiator; PVCu doors to outside and the garden.

BEDROOM FOUR

9' 10" x 8' 9" (3m x 2.67m)

Radiator; window to front.



OUTSIDE:

The property is located at the end of a quiet cul-de-sac with little passing traffic and is approached a private tarmac driveway providing ample parking and access to the:

DETACHED GARAGE

22' 2" x 12' (6.76m x 3.66m)

A larger than average single garage with up and over door; power and light supply; windows to side and rear; half glazed PVCu door to outside and garden. The driveway is bordered by well stocked flowerbeds and the front garden, which includes a shaped lawn edged with mature plants and shrubs. A path meanders through the front garden, along the rear of the bungalow, to the main garden which is south facing with a sunny aspect, and has been hard landscaped to provide a raised paved sun terrace which is easily accessed from the bungalow via a gently sloping ramp with handrail, a separate decked seating area which is ideal for outdoor eating and entertaining, various raised and shallow beds with specimen plants and shrubs. The garden is curtailed by traditional Devon banking and timber panel fencing.



SERVICES

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

OUTGOINGS

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

VIEWING

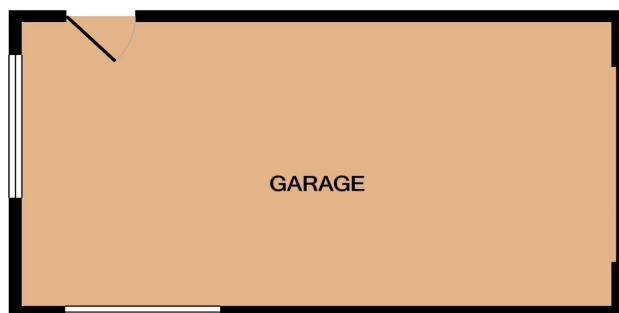
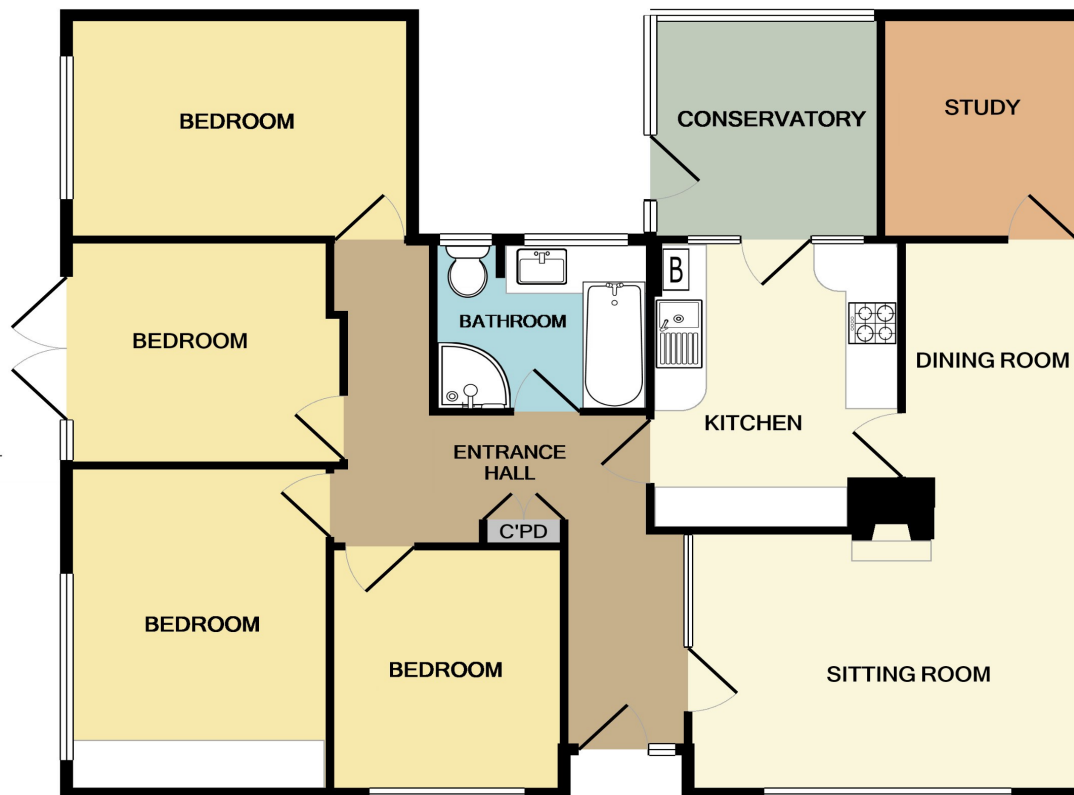
By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

Leave Tavistock's Bedford Square via Drake Road (between the Banks) and proceed up the hill. Take the third turning on the left hand side into Glanville Road. Continue for approximately quarter of a mile before taking the first turning on the right into Courtlands Road. Proceed to the end of the road and turn right at the T-junction. Pass over the mini-roundabout and turn first left into Inswell Court. The property will be found at the end of the cul-de-sac.



GROUND FLOOR
APPROX. FLOOR
AREA 107.3 SQ.M.
(1155 SQ.FT.)



DETACHED GARAGE
APPROX. FLOOR
AREA 26.1 SQ.M.
(281 SQ.FT.)

TOTAL APPROX. FLOOR AREA 133.5 SQ.M. (1437 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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BETTER COVERAGE, WIDER CHOICE
MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



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TAVISTOCK · YELVERTON · BERE PENINSULA
OKEHAMPTON · LONDON MAYFAIR

** PL19, PL20, EX20*

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