




mansbridgebalment

TAVISTOCK

£335,000





5 OLD EXETER ROAD

Tavistock PL19 0JE

*Deceptively spacious double fronted townhouse
within easy walking distance of the town centre*

Three Storey Accommodation

Three/Four Bedrooms - One Ensuite

27ft Living Room with Woodburning Stove

Family Sized Kitchen/Dining Room

Large Landscaped Garden

£335,000



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

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SITUATION AND DESCRIPTION

Conveniently located within easy walking distance of Tavistock town centre and 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.

From the roadside, it's hard to envisage the size and internal space available in this large double fronted mid-terraced townhouse which affords well proportioned family sized accommodation arranged over three floors, with an impressive 27ft sitting room on the first floor, and super views extending over Tavistock town towards Whitchurch Down and Dartmoor. In addition, there is a large landscaped garden at the rear, a tranquil haven just a stone's throw from the busy town centre.

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

Timber entrance door with glazed inserts.

VESTIBULE

Painted panelling to walls; ample coat hanging; meter cupboard; mat well. Internal half glazed door to:

SITTING ROOM

13' 4" x 12' (4.06m x 3.66m)

Real flame effect stove on a slate hearth; built-in shelved storage cupboard; two radiators; stripped and varnished pine floorboards; window to front. Step up to kitchen/dining room. Door to:

BEDROOM FOUR/STUDY

10' 3" x 9' 8" (3.12m x 2.95m)

Fitted shelved storage cupboards; stripped and varnished pine floorboards; radiator; window with window seat to front.

WALK-IN CUPBOARD

Shelving, hanging for coats etc and storage area.





KITCHEN/DINING ROOM

20' 1" x 9' 10" (6.12m x 3m)

A light, bright family sized kitchen/dining room with natural light provided by the vaulted glazed ceiling above the stairwell and glazed doors; fitted with a range of wall and base units with square edged wooden worksurfaces over, incorporating a one and a half bowl ceramic single drainer sink unit with chrome mixer tap over; tiled splashbacks; space and provision for electric cooker with stainless steel extractor canopy over; plumbing for dishwasher; peninsula unit doubling as a breakfast bar with space below for under-counter white goods; recessed and tracked spotlighting; two radiators; understairs alcove; glazed external door to outside and garden; separate glazed French doors to outside and inner courtyard garden. Turning stairs to.

FIRST FLOOR:

LANDING

Shelved storage cupboard; separate storage cupboard; separate cupboard housing the gas central heating boiler; stairs rising to second floor; radiator; spotlighting; window to side. Doors to:

CLOAKROOM

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

BEDROOM THREE

10' 6" x 9' 6" (3.2m x 2.9m)

Radiator; window to rear.

LIVING ROOM

27' 3" x 13' 9" (8.31m x 4.19m)

A large but warm and welcoming living room; warmed by a woodburning stove in a feature fireplace over a slate hearth; fitted storage shelving to side of chimney breast; stripped varnished pine floorboards; two radiators; spotlighting; two windows to front with views across Tavistock town.

SECOND FLOOR:

LANDING

Galleried landing with built-in shelved storage cupboard; radiator; spotlighting; high level window to side; glazed door with matching side window and mat well to outside and the rear garden. Doors to:

BEDROOM ONE

12' 8" x 9' 10" (3.86m x 3m)

Built-in single wardrobe with hanging rail and shelf; radiator; window to front with views over Tavistock town towards Whitchurch Down and Dartmoor. Door to:

ENSUITE

Fitted with a white suite comprising low flush WC, half pedestal wash handbasin with tiled splashback, bidet, fully tiled double width shower cubicle with mains shower and sliding door; window to rear.

BEDROOM TWO

13' 9" x 9' 10" (4.19m x 3m)

Fitted storage cupboard/wardrobe to side of chimney breast; two further fitted wardrobes with hanging rails and shelves; display shelving; radiator; window to front with views over Tavistock town to Whitchurch Down and Dartmoor.

LAUNDRY ROOM

10' 6" x 3' 4" (3.2m x 1.02m)

Plumbing for automatic washing machine; venting for tumble dryer; stainless steel sink with chrome mixer tap; tiled splashback and storage cupboard below; further storage cupboards; spotlighting; extractor fan; rooflight.



FAMILY BATHROOM

Fitted with a white suite comprising low flush WC, pedestal wash handbasin with tiled splashback, panelled bath with mains shower over and glass shower screen; radiator; extractor fan; spotlighting; window to rear.



OUTSIDE:

The large rear garden is a pleasant surprise for a house so close to the town centre. Accessed either by a flight of stone steps from the kitchen/dining room and more easily from the external door on the second floor, the garden has been extensively and professionally landscaped to provide separate level terraces connected by easily negotiated steps of quarry tile and stone with two gravelled seating areas ideal for outdoor eating and entertaining and for admiring the super views over Tavistock town towards Whitchurch Down and Dartmoor. The garden is private, sheltered and peaceful considering the proximity to the town centre. An outside cold water tap is provided and there is courtesy lighting.

PARKING

It is possible to obtain a residents parking permit from West Devon Borough Council or, alternatively, private parking is available at a reasonable annual charge in the car park to the rear of the former Job Centre, a short walk away. This car park is privately owned and operated by Hunstrete Estates Ltd.





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.



SERVICES

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

OUTGOINGS

We understand this property is in band 'C' 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). Continue up the hill for approximately a hundred yards before turning right into Old Exeter Road. The property will be found after a short distance on the left hand side.

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** PL19, PL20, EX20*

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