




mansbridgebalment

WHITCHURCH

OIEO £295,000



3 KINGFISHER CLOSE

Whitchurch, Tavistock PL19 9FW

*Well presented double fronted detached family home
In a popular residential area within walking distance of amenities*



Three Bedrooms & Two Bathrooms

Dual Aspect Kitchen/Dining Room

Enclosed Landscaped Gardens

Attached Garage & Driveway Parking

Cul-de-Sac Location

OIEO £295,000



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

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SITUATION AND DESCRIPTION

A well presented three bedroom two bathroom double fronted detached family home with garage and driveway parking, nicely situated in a cul-de-sac location within a popular residential area and within walking distance of the village amenities of Whitchurch with its primary school, post office and public house. This lovely home has been much improved by the current owners, including the landscaping of the enclosed garden and recently redecorated ensuite and main bathroom.

You enter the property into the hall, a staircase rising to the first floor, off which is a part tiled cloakroom with modern W.C. To one side of the ground floor is a light and airy dual aspect kitchen/dining room fitted with a range of matching wall and base cabinets with built-in stainless steel oven and grill with matching gas hob above. This room overlooks the garden with a side door leading out to an enclosed wooden decked area and the remainder of the garden. The living room also enjoys a dual aspect to the front and side and has a useful understairs storage cupboard. On the first floor there is a generous landing with built-in airing cupboard. The master bedroom has been nicely redecorated with built-in wardrobes and access to the ensuite shower room. There are two further bedrooms on the first floor and the accommodation is completed with a fully tiled family bathroom.

Outside there are small garden areas to both the front and one side of the property together with a tarmac driveway providing off road parking that leads to the attached single garage. The majority of the garden lies to the other side of the house which is completely enclosed and has been recently cleverly landscaped. Immediately to the side is a wooden decked area providing an ideal space for outside dining and enjoying the garden with access from here to the rear of the garage. Beyond the deck is a level lawned area with small wooden storage unit and the lower level is completely paved for low maintenance. To the rear of the property is the attached single garage with pitched tiled roof, power, lighting and storage in its eaves.





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 HALL

CLOAKROOM

SITTING ROOM 16' 3" x 11' 11" (4.95m x 3.63m)

KITCHEN/DINING ROOM 17' x 8' 11" (5.18m x 2.72m)

FIRST FLOOR:

LANDING

BEDROOM ONE 11' 5" x 9' 2" (3.48m x 2.79m)

ENSUITE

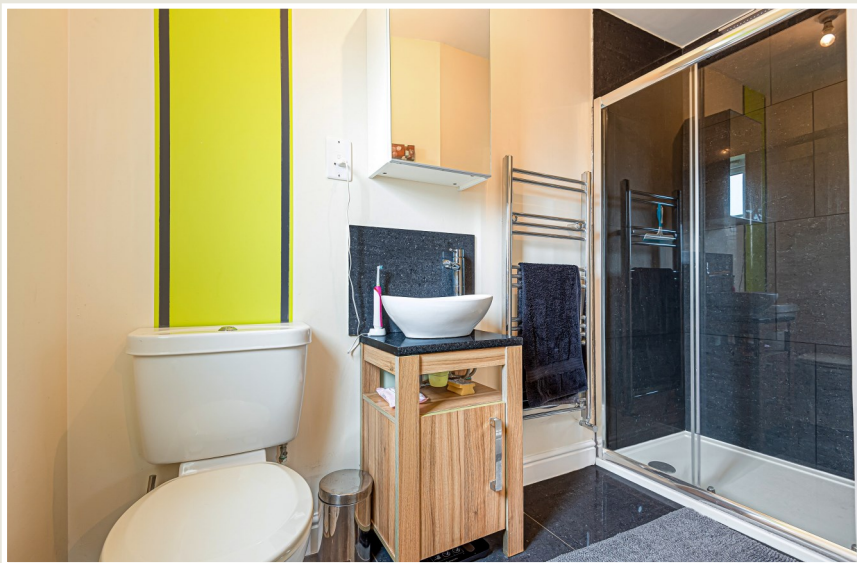
BEDROOM TWO 9' 9" x 9' 4" (2.97m x 2.84m)

BEDROOM THREE 9' 2" maximum x 6' 11" maximum (2.79m x 2.11m)

BATHROOM

ATTACHED GARAGE 17' 3" x 9' 3" (5.26m x 2.82m)





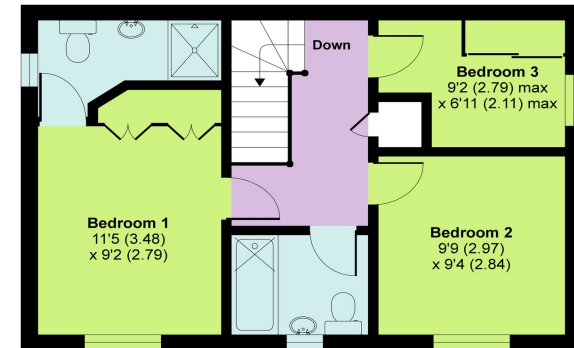
Kingfisher Close, Whitchurch, Tavistock, PL19

Approximate Area = 912 sq ft / 84.72 sq m

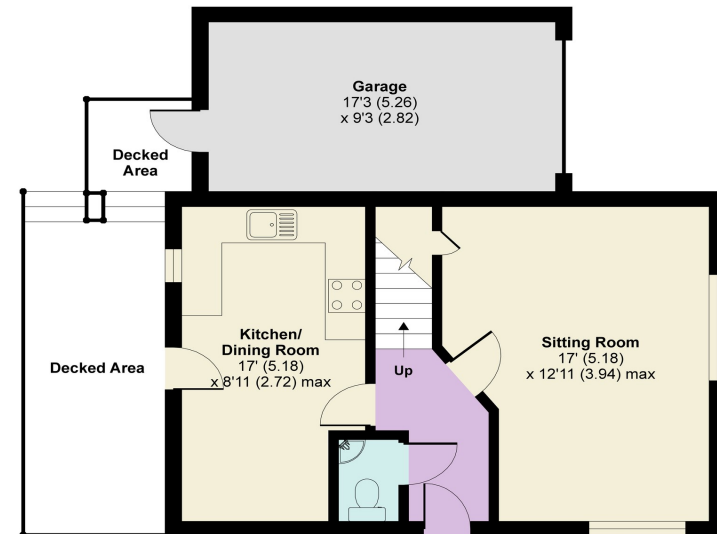
Garage = 161 sq ft / 14.96 sq m

Total = 1073 sq ft / 99.68 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Mansbridge Balment. REF: 752047

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

From Tavistock town centre follow the directions for Plymouth (A386). Passing Tesco supermarket on the left hand side, continue on to the first roundabout. At this roundabout, turn left into Buzzard Road, taking the first left again into Woodpecker Way. Proceed and take the next left into Kingfisher Close where the property will be found shortly on the left hand side.



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*** PL19, PL20, EX20**