



11, Woodville Avenue







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Princetown, Devon, PL20 6RL

Open Moorland 100 Yards • Village Centre 0.5 miles • Tavistock 7.5 miles • A38 Access 13.5 miles • Plymouth 15.5 miles • Exeter (via B3212) 28 miles

A bright, beautifully finished and exceptionally well-maintained, 3-double-bedroom home in a spectacular, edge-of-moorland location, complete with a well-kept garden, integral garage and driveway.

- Beautifully Finished and Presented Home
- Exceptionally Well-maintained
- Three Double Bedrooms (Master En-suite)
- Well-kept Rear Garden and Patio
- Freehold
- 100 Yards from Open Moorland
- Stylish Kitchen and Bathrooms
- Integral Garage and Driveway
- Open Aspect and Wonderful Views
- Council Tax Band: D

Guide Price £399,950

## Stags Tavistock

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## SITUATION

This appealing home is located amongst the picturesque surroundings of Dartmoor National Park, within the thriving community of Princetown, with direct access, on foot, available within 100 yards, at the end of the cul-de-sac.

Famed for its links to the Duchy of Cornwall, the late 17th-century village of Princetown offers a lifestyle that few other nearby locations could claim to match, and is perfectly positioned for exploring Dartmoor and all that it has to offer. All day-to-day amenities are close at hand, including shops, cafes and two popular public houses. Far enough onto the high moor to boast stunning, uninterrupted surroundings of granite-topped tors and heather-clad valleys, Princetown is also easily accessible to the thriving market town of Tavistock (7.5 miles) and the coastal city of Plymouth (15.5 miles).

Tavistock forms part of a designated World Heritage Site and offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmers' markets are held. The cathedral city of Exeter lies some 28 miles to the northeast, providing rail, air and motorway connections to London and the rest of the UK.

## DESCRIPTION

This beautifully finished and extremely tasteful modern house has been keenly improved and exceptionally well-maintained, having been a much-loved home to our clients since its construction in 2005. The accommodation is bright and well-proportioned, with stylish, high-quality fixtures and fittings throughout, and comprises three double bedrooms, two bathrooms and two receptions, offering warmth, comfort and convenience in equal measure. Very recent improvements include a new sitting room carpet, full external redecoration and a new en-suite. Externally, the house is complemented by an attractive and well-kept rear garden, which enjoys a wonderful open outlook over neighbouring moorland, and there is driveway parking in addition to an integral garage. Suitable for those with a variety of requirements, including growing and active families as well as those downsizing or retiring, the house should appeal particularly to those seeking peace of mind and/or an outdoors-oriented lifestyle, with the full expanse of Dartmoor just a stone's throw away.

## ACCOMMODATION

The house is accessed through an entrance porch into a welcoming hallway, with stairs rising to the first floor and useful understairs storage.





From here, the accommodation is comprised as follows: a lovely sitting room centred around a Dean Forge 5Kw multi-fuel stove with a slate hearth and oak mantle, with double doors opening into the conservatory; the double-glazed, triple-aspect conservatory/dining room, which connects the house to the rear garden and is complete with a new Mitsubishi inverter heater/air conditioner, serving as principal heating in the winter and used for cooling in the summer; the kitchen/breakfast room, fitted with a modern range of units and integrated appliances with space for informal dining; a ground-floor cloakroom; the tasteful, fully tiled family bathroom, fitted with a P-shaped bath with a shower over, and; the three bedrooms, including the master with a recently refurbished en-suite shower room, and two further doubles, one dual-aspect, both overlooking the rear garden to open moorland beyond.

Of particular note, the Howdens-designed kitchen incorporates a RangeMaster 100 dual-fuel cooker and extraction hood, Hotpoint integral dishwasher, Hoover integral washing machine, Hotpoint full-height integrated fridge/freezer and Lamona integral microwave. High-profile wall cupboards offer extensive storage and low-level units incorporate 'Le Mans' swing-out shelving, all with soft-close doors. There are timber work surfaces with LED downlighting, and a Rangemaster sink unit with one-and-a-half drainers.

### OUTSIDE

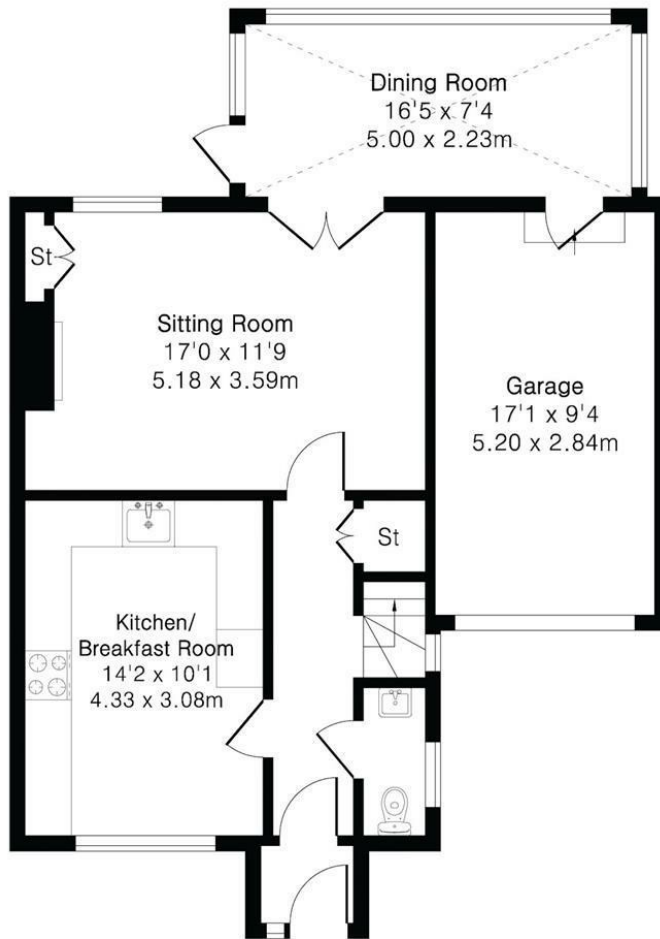
To the front of the house is a block-paved driveway leading to the integral garage, which has power, lighting and internal access into the conservatory. The rear garden is laid predominantly to lawn with shrub borders, and rises away from the house, creating an elevated position that takes full advantage of the beautiful, open moorland outlook. Outside of the conservatory is a sheltered patio, ideal for outdoor dining and entertaining.

### SERVICES

All mains-supplied services are connected. Gas central heating throughout. Superfast broadband is available. Good mobile voice/data services are available with all four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

### VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is [///kilts.timeless.repeat](https://www.what3words.com/?w3=///kilts.timeless.repeat). For detailed directions, please contact the office.



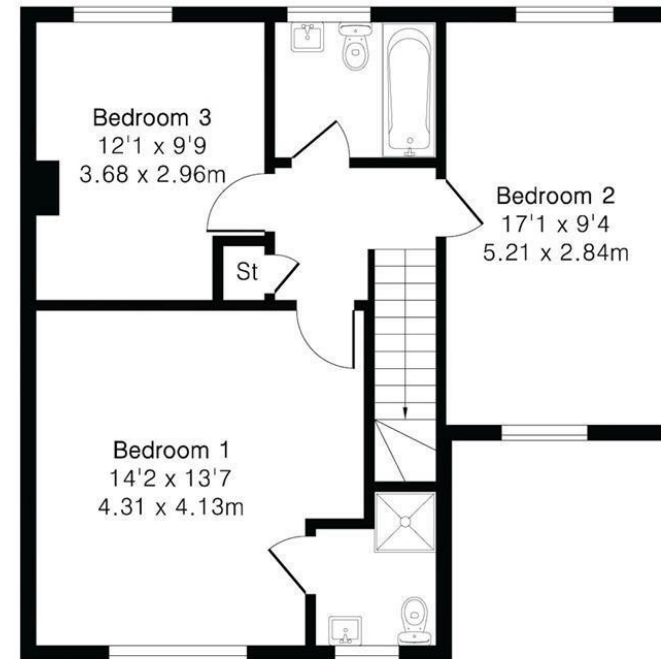
Ground Floor

Approximate Gross Internal Area 1203 sq ft - 112 sq m  
(Excluding Garage)

Ground Floor Area 588 sq ft - 55 sq m

First Floor Area 615 sq ft - 57 sq m

Garage Area 159 sq ft - 15 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 66      | 77        |
| EU Directive 2002/91/EC                     |         |           |



