



10 Philpott Lane
Tavistock, Devon, PL19 9FB





Price Guide £620,000 Freehold

With no-onward chain, this modern detached family home is finished to a high standard and is situated on a small development constructed in 2014. The current owners have made some delightful improvements, some of which include the front porch extension and the covered terrace beneath the metal pergola in the rear garden.

The bright and spacious home has four double bedrooms, the master bedroom with ensuite shower room, family bathroom, spacious lounge/dining room with fireplace housing a woodburning stove. There is underfloor heating, solid oak doors and a band B – rated 83 Energy Efficiency Rating.

From the external porch a door leads into the entrance hall, with slate tiled flooring and staircase rising to the first floor. There is a cloakroom with wash hand basin and low level w.c. From the hall there is access to the open plan lounge/dining room, with windows to the front, fireplace housing woodburning stove and slate hearth, bi-fold doors provide access to the rear garden. The modern fitted kitchen has a range of kitchen cupboards with Corian worktops, stainless steel sink unit and integrated Bosch appliances which include: 4-ring induction hob with hood over and double oven. From here there is access to the utility room, where there is an internal door leading into the double garage, which has two remote controlled roller doors and a window and service door to the rear.

On the first floor there are 4 good size bedrooms, the master bedroom has a Juliette balcony overlooking the rear garden and an ensuite shower room with pedestal wash hand basin, low level w.c. and shower cubicle. There is a family bathroom with panelled bath, wash hand basin, low level w.c. and separate shower cubicle.

To the outside and front of the property there is a low maintenance garden with brick walkway and specimen shrubs and plants. A double width driveway provides off road parking and access to the double garage. The principal garden is to the rear of the property where there is a level garden with a large variety of shrubs, plants and flower beds. A Devon bank provides the boundary to the rear. There is a paved terrace under a metal pergola, area of lawn and pedestrian side gate.



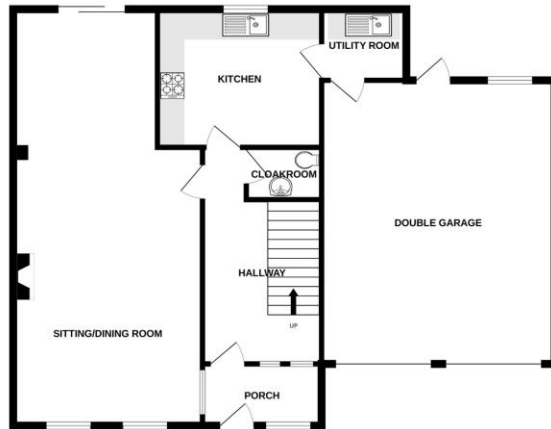
ROOM MEASUREMENTS

Porch	8' 8 x 4' 6 (2.69m x 1.41m)
Lounge/Dining Room	30' 10 x 14' (9.44m x 4.28m) max reducing to 10' 7 (3.27m)
Kitchen	12' 4 x 9' 7 (3.78m x 2.97m)
Utility Room	5' 9 x 5' 3 (1.79m x 1.62m)
Master Bedroom	14' x 12' 4 (4.27m x 3.77m)
Bedroom 2	14' x 12' 3 (4.27m x 3.75m)
Bedroom 3	11' 2 x 9' 6 (3.41m x 2.92m)
Bedroom 4	9' 6 x 8' 4 (2.92m x 2.56m)
Double Garage	18' 2 x 17' 3 (5.56m x 5.27m)

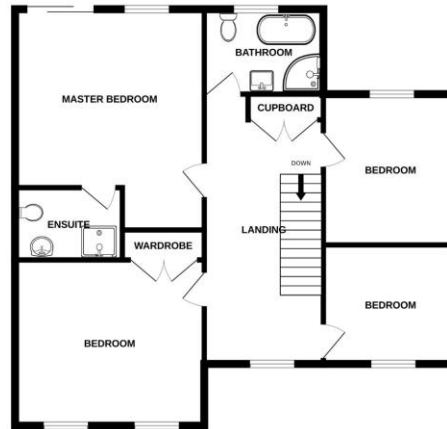
Agents Notes: The development has two visitors' parking spaces. The property benefits from LPG gas fired central heating and underfloor heating.



GROUND FLOOR
1103 sq.ft. (102.5 sq.m.) approx.



1ST FLOOR
870 sq.ft. (80.8 sq.m.) approx.




TOTAL FLOOR AREA : 1973 sq.ft. (183.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS STRICTLY BY APPOINTMENT

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