



## **47 Mohuns Park**

Tavistock, Devon, PL19 9BL

**Guide Price £425,000**



### **Property**

Deceptively spacious extended semi-detached family home within a well-established residential area, with easy access to the town's amenities.

The well-maintained property briefly comprises: reception hall, sitting room, dining room, kitchen, utility room, ground floor w.c., integral garage, four double bedrooms, family bathroom, spacious landing with space for desk/open office, private garden, off road parking, UPVC double glazing and gas fired central heating.

### **Accommodation**

UPVC double glazed entrance door to:

### **Reception Hall**

Staircase rises to the first floor landing with understairs storage cupboard.

### **Sitting Room – 13' 4 x 13' 4 (4.09m x 4.09m) exc bay window.**

UPVC double glazed bay window to the front, stone fireplace with gas fire, radiator, sliding glazed doors open to:

### **Dining Room – 12' 3 x 11' 4 (3.76m x 3.46m)**

Sliding patio doors providing access to the rear garden, gas fire, radiator.

### **Kitchen – 9' 2 x 7' 9 (2.79m x 2.42m)**

Range of wall and base pine fronted kitchen cupboard with rolled edged work tops, one and half bowl stainless steel sink unit with mixer taps. breakfast bar.



### **Kitchen Continued**

UPVC double glazed window to the rear, door to:

### **Utility Room – 8' 10 x 8' 10 (2.74m x 2.74m) overall inc cloakroom/w.c**

Stainless steel sink with cupboards below, wall mounted storage cupboard, space and plumbing for automatic washing machine and tumble dryer, UPVC double glazed window and external door to the rear providing access to the garden and further door leading to garage.

### **Cloakroom/W.C.**

Fitted with low level w.c. and wash hand basin, UPVC double glazed window to the side.

From reception hall, staircase rises to:



**First Floor Landing – 20' 4 x 7' 9 (6.21m x 2.42m) overall**

Spacious galleried landing with area for study/workstation, UPVC double glazed window to the front, access to the part boarded loft space, built-in cupboard with slatted shelving and housing Worcester Bosch combination gas boiler.

**Bedroom 3 – 13' 1 x 12' 2 (3.98m x 3.73m)**

UPVC double glazed window to the rear overlooking the garden with open aspect.

**Bathroom/Shower Room – 7' 9 x 5' 4 (2.40m x 1.65m)**

Modern suite with large walk-in shower with glass screen, fully tiled walls, wash hand basin in vanity unit with built-in storage cupboard and shelf, heated towel rail/radiator, w.c., obscure UPVC double glazed window to the rear.

**Bedroom 2 – 12' 4 x 11' 4 (3.77m x 3.47m)**

UPVC double glazed window to the rear overlooking the garden, fitted wardrobes, overbed storage and dressing table, radiator.

**Bedroom 1 – 15' 3 x 11' 5 (4.67m max to bay x 3.50m)**

Fitted bedroom furniture including wardrobes and dressing table, radiator, UPVC double glazed Bay window to the front with open aspect views.

**Bedroom 4 – 12' 8 x 8' 10 (3.89m x 2.74m)**

UPVC double glazed window with open views, radiator.

**Outside**

A paved driveway provides off road parking and leads to the integral garage. At the front of the property there is a small garden area with lawn,

**Outside Continued**

shrub borders and low brick wall.

The principal garden lies to the rear of the property with paved seating area, stone wall with further patio seating area to the rear of the garden, there are mature shrub and tree borders and areas of lawn.

**Integral Garage – 17' 6 x 9' (5.37m x 2.75m)**

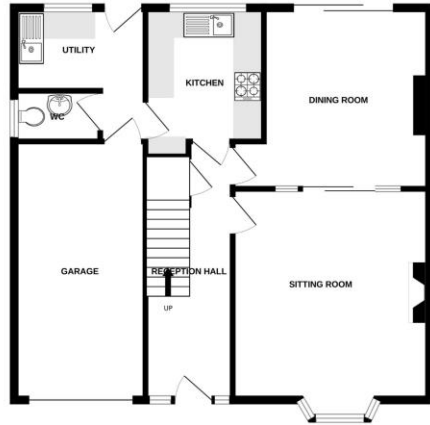
Up and over door, door through to utility room, light and power.

**Council Tax Band: C**

**Local Authority: West Devon**

**Postcode for SatNav: PL19 9BL**

GROUND FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR  
762 sq.ft. (70.8 sq.m.) approx.

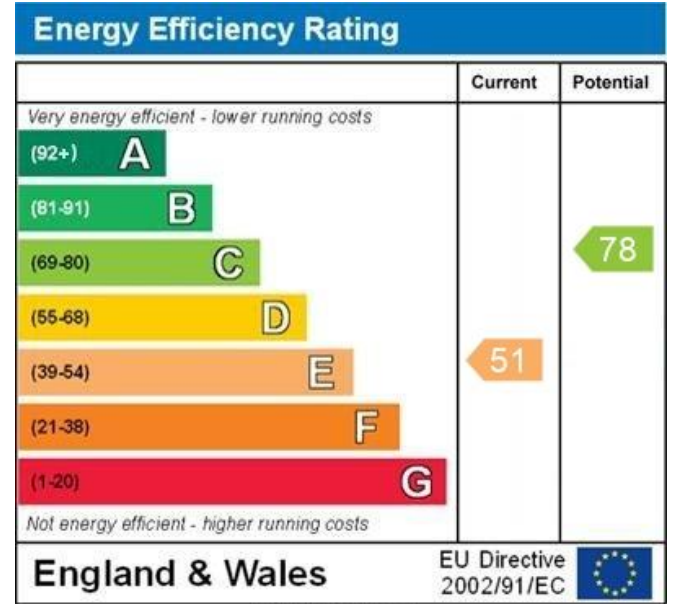


TOTAL FLOOR AREA : 1519 sq.ft. (141.1 sq.m.) approx.

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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**VIEWINGS STRICTLY BY APPOINTMENT**

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