



Down Road, Tavistock, PL19

Offers Over £725,000



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A rarely available architecturally designed 3 bedroom detached bungalow situated in a secluded location on Tavistock's premier road. This bungalow is beautifully presented and is surrounded by gardens that can be viewed from most aspects of the property. The clever layout of the property provides spacious accommodation that comprises of:- stunning Kitchen/Entertaining Room with central island Breakfast Bar and French doors to the gardens, a separate Utility Room and Kitchen Pantry, Boot Room, Garage Storage, Garden Sitting Room, Dining/Study area, further Lounge with French doors, a separate triple aspect Garden Room, a bathroom and separate Shower Room, three bedrooms and a Dressing Room. Externally, the bungalow is located on a private drive and is set within wrap around gardens with driveway parking for two vehicles behind electric gates. The property is within a stone's throw from Tavistock Golf Club and Whitchurch Down is on the doorstep. Just perfect!

This architecturally designed bungalow (Crooks and Spackman, Tavistock) was built in 1983 and is cleverly designed to maximise expansive views of the garden from almost every aspect of the property. The bungalow is approached via a private lane, directly off Down Road and is accessed via electric gates for vehicular access or via the pedestrian gate onto the block paved driveway. The layout of the bungalow offers three "wings" that give space to the bedrooms, the main living areas and the Kitchen and Entertaining area which add to the feeling of space that the property offers. The bungalow is immaculately presented with engineered oak flooring throughout the hallway and main living areas that add to the "flow" of the property and as all reception rooms and the Kitchen/Entertaining room have either French or patio doors that provide a wonderful feeling of light to the accommodation. The landscaped gardens are laid to lawn with mature shrub borders, a Kitchen Garden area for vegetable growing and a large outside seating area for al fresco dining. Internally and externally, this property offers a fantastic home.





Cloakroom/Shower Room (2.16m x 1.85m/
7'1" x 6'1")

Kitchen/Entertaining Room (5.64m x 4.12m/
18'6" x 13'6")

Kitchen Pantry (2.06m x 1.85m/6'9" x 6'1")

Utility Room (1.84m x 2.93m/6'0" x 9'7")

Boot Room (2.21m x 4.13m/7'3" x 13'7")

Garage Storage (5.10m x 1.33m/16'9" x 4'4")

Garden Sitting Room (4.58m x 3.80m/ 15'0" x
12'6")

Study/Dining Room (4.27m x 2.62m/14'0" x
8'7")

Main Lounge/Reception Room (4.21m x
4.86m/13'10" x 15'11")

Garden Room (4.21m x 2.32m/13'10" x 7'7")

Family Bathroom (2.96m x 1.85m/9'9" x 6'1")

Bedroom Two (4.10m x 3.06m/13'5" x 10'0")

Bedroom Three (2.29m x 3.81m/7'6" x 12'6")

Master Bedroom (3.25m x 4.12m/10'8" x
13'6")

Dressing Room (1.76m x 3.72m/5'9" x 12'2")





Externally: The property is approached via a private drive to the electric gates with pedestrian access onto the block paved driveway. The wrap around landscaped gardens are laid to lawn with mature shrub borders, a Kitchen Garden area for vegetable growing and a large outside seating area for al fresco dining.

Services: Mains water, mains electric, mains sewerage and mains gas.

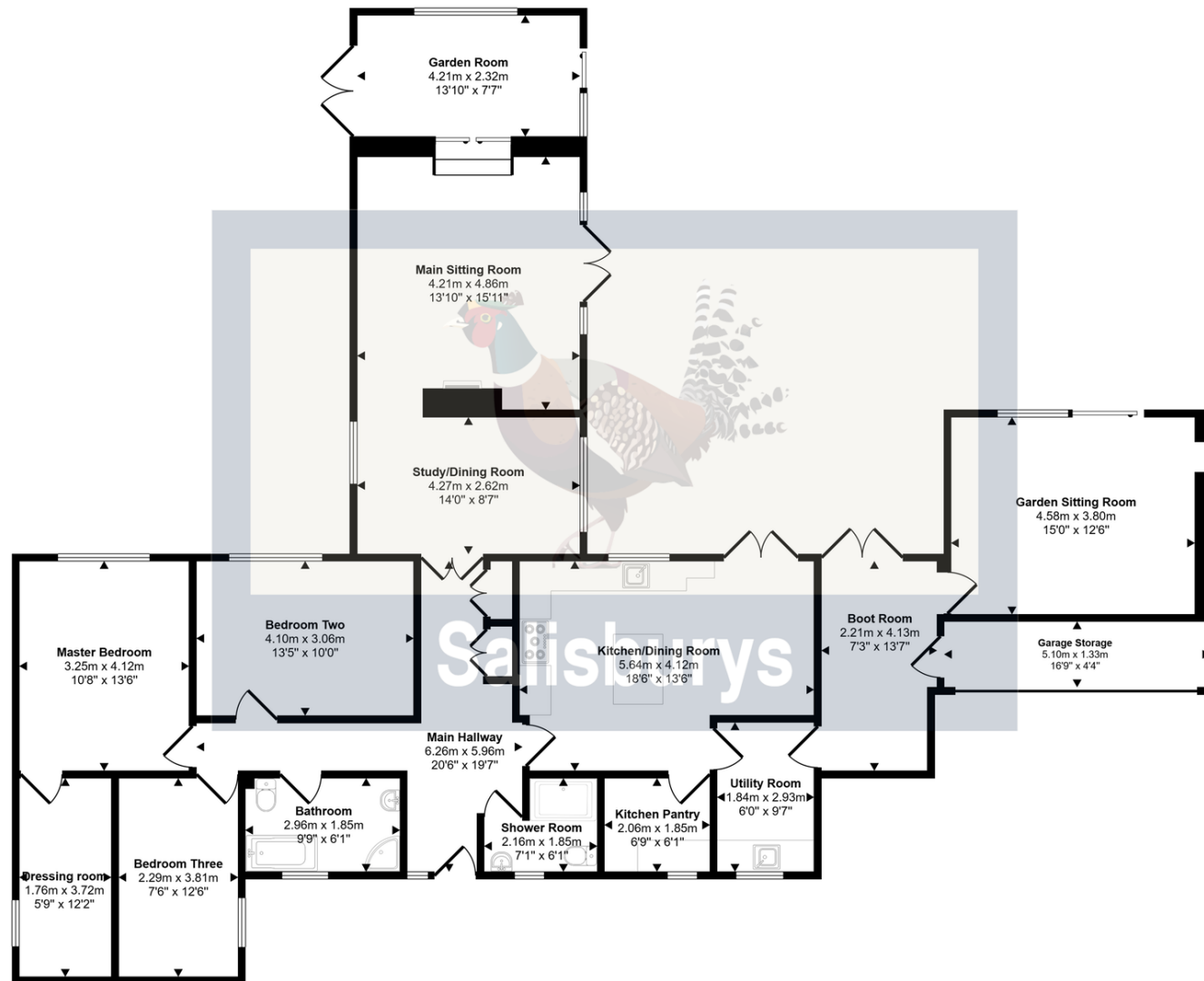
EPC: D Council Tax: West Devon Borough Council F

Agents Notes: Fixtures, fitting, appliances or any building services referred to does not imply that they are in working order or have been tested by us. The suitability and working condition of these items and services is the responsibility of purchasers.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
181 sq m / 1950 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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