



3 Lang Grove

3 Lang Grove, Down Park Drive, Tavistock, Devon PL19 9AH



Whitchurch Down 0.3 miles (on foot) •
Tavistock Golf Club 0.6 miles • Town
Centre 0.7 miles • Plymouth 15 miles •
What3words ///universally.intro.rider • For
detailed directions please contact the office.

A beautifully presented and extremely comfortable bungalow in a quiet cul-de-sac within one of Tavistock's most sought-after neighbourhoods.

- Well-built, Comfortable Detached Bungalow
- 3 Bedrooms, Including Master with En-suite
- Sitting and Dining Rooms, plus Conservatory
- Presented to a Very High Standard
- Well-kept, Enclosed Rear Garden
- Double Garage and Ample Parking
- Highly Sought-after Cul-de-sac Location
- Easy Access to Town and Whitchurch Down
- Freehold
- Council Tax Band: E

Guide Price £580,000

SITUATION

This extremely appealing home sits within a quiet and exclusive cul-de-sac of just four detached bungalows (of which this is the largest), in one of Tavistock's most sought-after neighbourhoods. The property enjoys easy access into town within 0.75 miles and Dartmoor National Park at Whitchurch Down (0.3 miles on foot, 0.6 by car), including Tavistock's golf and cricket clubs. Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmer's markets are held. Plymouth is 15 miles to the south and Exeter lies 40 miles to the northeast, providing motorway, rail and air connections to London and the rest of the UK.

DESCRIPTION

This beautifully appointed and well-rounded bungalow is presented in immaculate condition, having been extremely well cared for and comprehensively refurbished by our clients during their ownership. The scope of improvements encompasses full internal redecoration including carpets and flooring, a high-specification Charles Gray kitchen, a new en-suite, replacement internal doors, upgrades to the electrics and heating system including several new radiators, and landscaping of the rear garden. The property now offers an exceptional level of warmth and comfort, providing ongoing peace of mind and security for any new owner. Externally, there is an enclosed lawn and patio rear garden featuring a summerhouse, and, to the front, a double garage and driveway collectively providing off-road parking for several vehicles.

ACCOMMODATION

The property is accessed through an entrance porch into a central reception hallway, where there is a cloaks cupboard and a separate airing cupboard. The sitting room is a good-sized, bright room with two picture windows to the front aspect and a Charlton and Jenrick Infinity 480 gas fireplace within a limestone

surround. Obscure glazed double doors lead into the dining room, from where there is a door at the rear into the pantry. Further along the hallway is the kitchen/dining room which is equipped with an excellent range of contemporary Second Nature units fitted by Charles Gray. The units comprise an excellent range of cupboards and cabinets with Silestone worktops incorporating a Caple Geotech (granite composite) 1.5-bowl sink. There is a range of integrated Siemens appliances including an oven, separate microwave combination oven, warming drawer, fridge-freezer, dishwasher and an induction hob set into a central island, with an Air Uno extractor over. Beyond the kitchen is a separate utility room with a door to the garden and a return door to the pantry, plus a fully tiled WC. Off the dining area, the centrally heated conservatory is of uPVC construction, featuring a separate Mitsubishi air-conditioner capable of both heating and cooling, making it a valuable addition to the living areas year-round. Of the three bedrooms, the master faces the front aspect and is complete with a double mirrored wardrobe and a very well-appointed en-suite shower room. The en-suite is equipped with a fully tiled shower enclosure and a vanity unit incorporating a basin and enclosed-cistern WC, plus a steam-free illuminated mirror with a sensor switch. Finally, the family bathroom is fully tiled and equipped with a traditional white 3-piece suite with a Mira XL shower fitted over the bath.

OUTSIDE

This property has the benefit of a well-kept and attractively planted, lawn and patio rear garden which is enclosed by a mixture of Devon bank and timber fencing, and features a timber summerhouse with a veranda. There is pedestrian access from the garden into the double garage, which has two remote-controlled roller shutter doors, power, lighting and overhead storage. There is also side access to the rear garden.

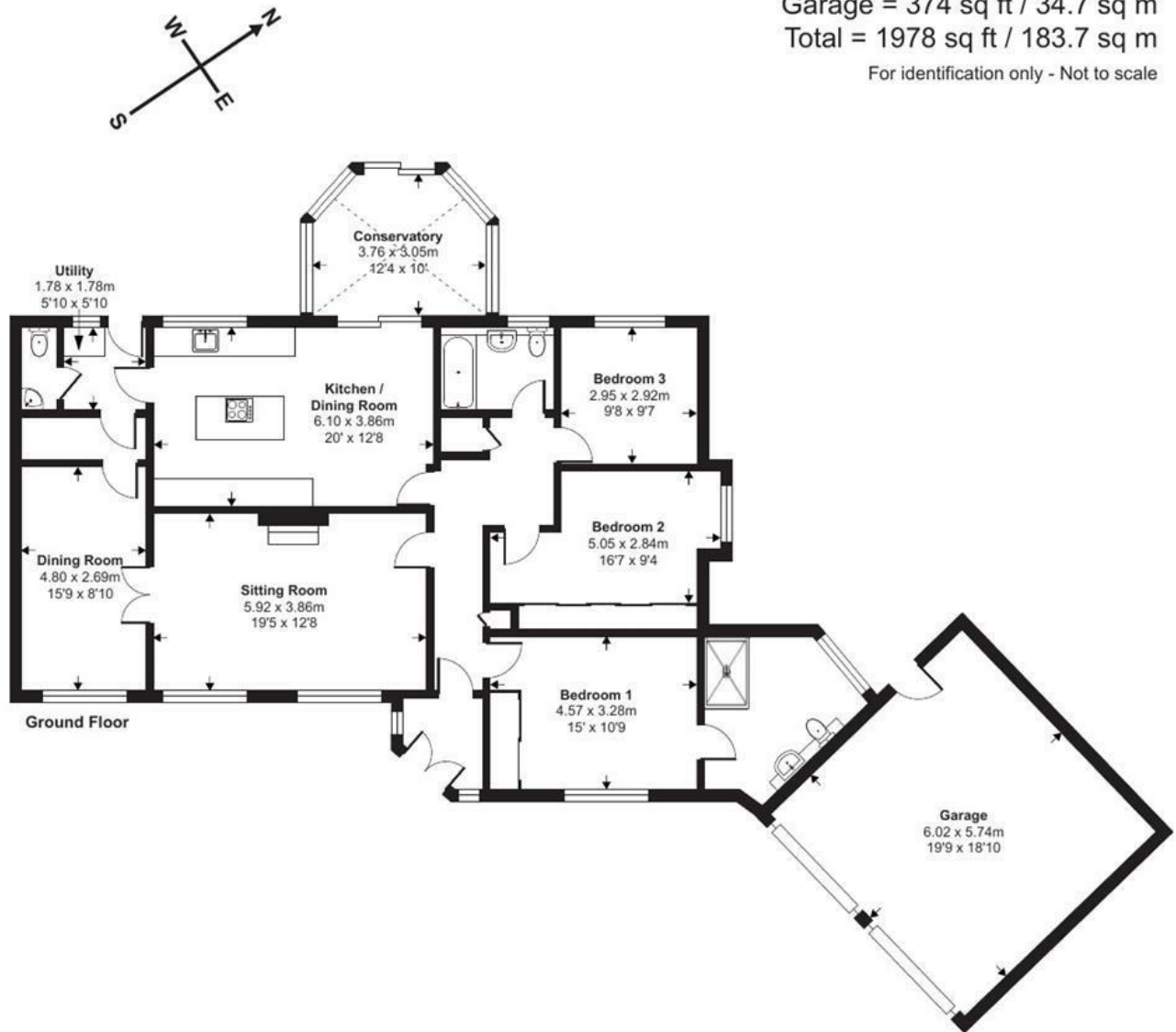
SERVICES

All mains-supplied services are connected, with gas central heating throughout. Burglar Alarm connected. Please note that the agents have neither inspected nor tested these services.



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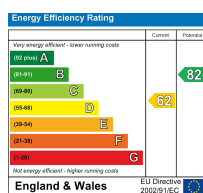
Approximate Area = 1604 sq ft / 149 sq m
 Garage = 374 sq ft / 34.7 sq m
 Total = 1978 sq ft / 183.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1076511

These particulars are a guide only and should not be relied upon for any purpose.

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