



19 Grenville Meadow



Tavistock Centre 0.8 miles • Plymouth 14.5 miles • Exeter (via A30) 40 miles • What3Words///otherwise.kindest.handyman • For detailed directions please contact the office.

A modern two bedroom property developed in 2012, benefitting from a rear garden, garage and driveway situated within walking distance to Tavistock town centre and amenities.

- Chain-free, Semi-detached House
- 2 Double Bedrooms
- Level Walk to all Amenities
- New Modern Kitchen and Family Bathroom
- Well-presented Throughout
- Quiet cul-de-sac
- Off-road Parking & Garage
- Low Maintenance Garden
- Freehold
- Council Tax Band: C

Guide Price £239,950

SITUATION

The property is situated in a quiet cul-de-sac off Grenville Drive which was originally developed in 2012. The property is in a highly convenient location with a short, level walk to superstores such as Tesco, Morrisons & Lidl, in addition to Tavistock town centre. Tavistock itself 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 14 miles to the south and the city of Exeter lies 41 miles to the northeast, providing transport to London and the rest of the UK via its railway links and the M5.

DESCRIPTION

This well-presented property is located in the desirable Grenville Meadow development in Tavistock. The residence boasts a spacious living room, a contemporary kitchen/diner with direct access to the rear garden and patio area, ideal for alfresco dining and entertaining. The ground floor is complemented by a convenient cloakroom. Upstairs, the property offers two good sized bedrooms, a stylish family bathroom, and a substantial built-in storage cupboard on the landing. The property also benefits from a garage, dedicated parking. This home is perfect for first-time buyers, investors, or someone looking to be within walking distance of the town centre.

ACCOMMODATION

Upon entering the property, you are welcomed into a porch area, offering ample space for coats and shoes, ensuring a tidy and organized entryway. From the porch, you step directly into a generously sized living room, which is fitted with elegant blinds and provides a comfortable space for relaxation. Moving through the living room, you enter a hallway that features an under-stairs storage area and provides access to the modern kitchen/diner and the conveniently located downstairs cloakroom. The kitchen/diner is thoughtfully designed, with a dining area to the left and sleek kitchen units

to the right. The kitchen is contemporary in style and opens directly onto the rear garden's patio area, making it an ideal space for both indoor and outdoor entertaining. Ascending to the first floor, the landing immediately leads to the master bedroom on the right. From the landing, you also access the second bedroom, a tastefully appointed family bathroom, and a large storage cupboard housing the combi boiler. The family bathroom is finished to a high standard and features a walk-in shower powered by a mixer water system, providing a luxurious and convenient bathing experience.

OUTSIDE

Outside the property, adjacent to the front door on the left, is a convenient outdoor storage cupboard, perfect for storing gardening tools or outdoor gear. The rear garden has been thoughtfully designed with a low-maintenance patio, creating an ideal space for outdoor relaxation and entertaining. Additionally, the property boasts a garage, designated parking and a driveway, offering secure parking and extra storage. This combination of outdoor features enhances the property's appeal, providing practicality and ease of living.

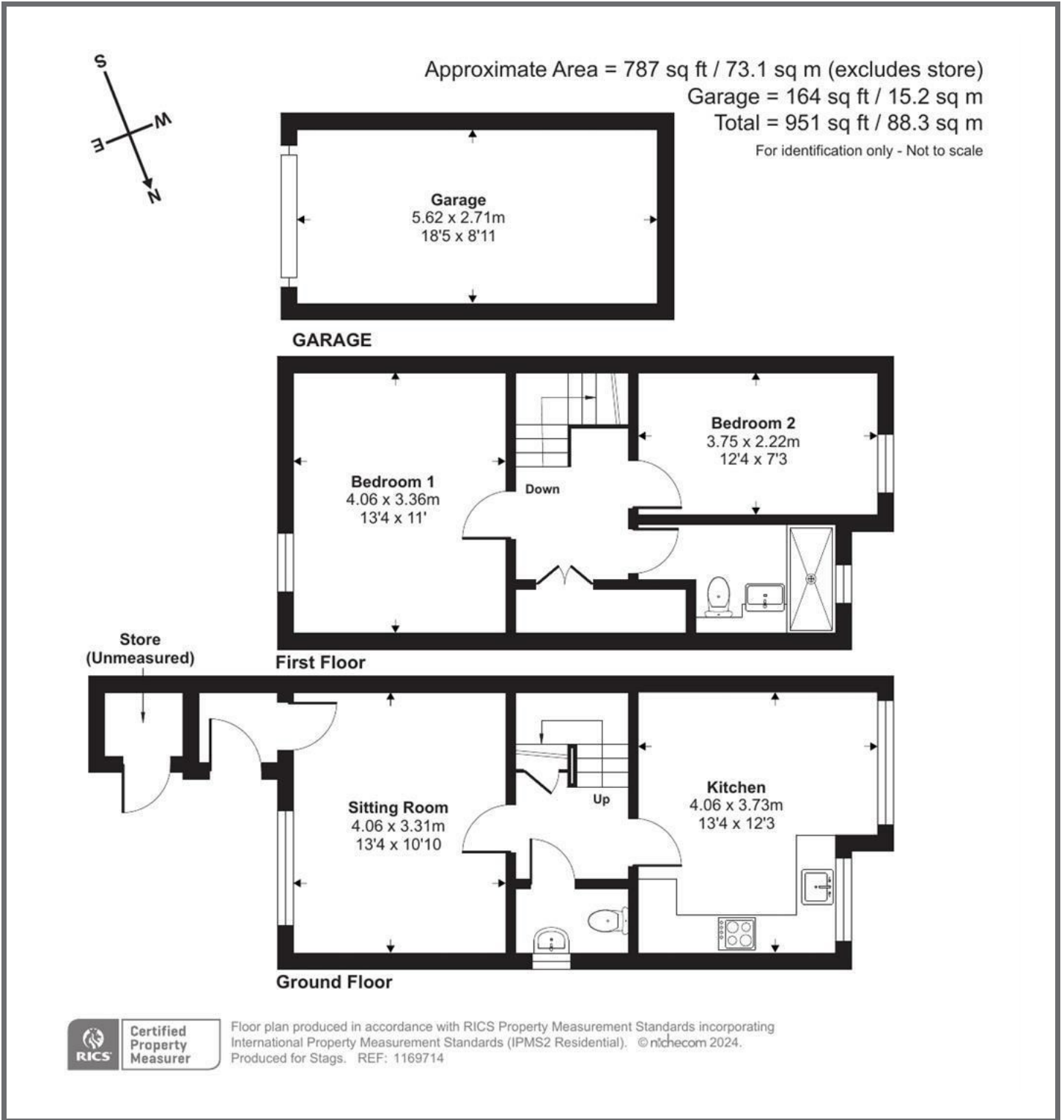
SERVICES

Mains water, electricity, gas and drainage are connected, with gas-fired central heating throughout. Ultrafast broadband is available. Limited mobile voice/data services are available via O2, Vodafone, Three and EE (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

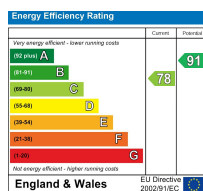
AGENT'S NOTES

The neighbouring property benefits from a right of way across the tarmac entranceway leading to the subject property.





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.



Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458

tavistock@stags.co.uk

stags.co.uk