



11 Tremayne Rise



Tavistock town centre 0.5 miles •
Whitchurch Down 1.5 miles • Plymouth
15.5 miles • What3words reference:
///scar.snake.badge • For detailed
directions please contact the office.

A tastefully finished and very well-presented, extended detached home with driveway and rear garden, located in a desirable and well-regarded area of Tavistock.

- Extended, Detached House of 1,500sq.ft
- 4 Bedrooms, 2 Bathrooms
- Lovely, Versatile Reception Space
- Sitting Room and Separate TV Room
- Wonderful Open-plan Kitchen/Diner
- Tarmac Driveway for Several Vehicles
- Low-maintenance Rear Garden
- Well-regarded Neighbourhood
- Freehold
- Council Tax Band: E

Guide Price £450,000

SITUATION

This attractive home is situated in a popular and well-regarded residential area on the northern side of Tavistock, within easy reach of the town centre which is only half a mile away (less on foot). The property sits within a quiet cul-de-sac forming a mature neighbourhood of similar detached houses.

Tavistock itself is a thriving market town in West Devon forming part of a designated World Heritage Site and offering a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth, 15 miles to the south, offers extensive amenities with the added attraction of its coastal access. The cathedral city of Exeter lies 40 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DESCRIPTION

This hugely appealing detached home offers some extremely comfortable and tastefully finished, 4-bedroom accommodation of over 1,500sq.ft, suitable for a variety of lifestyles and requirements. Having been remodelled and extended at the rear, the property is well-proportioned and provides practical living space benefitting from quality fixtures and wonderful natural light. Complementing the house externally are a good-sized tarmac driveway and a low-maintenance rear garden linked to the principal sitting room, making it perfect for entertaining or dining out during the warmer summer months.

ACCOMMODATION

This well-rounded home offers comfortable and practical living space, having been finished to a high standard and maintained in excellent condition throughout, offering any prospective purchaser peace of mind. The accommodation is accessed on the ground floor into a spacious boot room, where there is an internal door direct to the integral garage/utility and a useful cloakroom. The boot room then opens into a snug/TV room, adding versatility to the reception spaces, ideal for family life. Beyond the snug, the kitchen/dining room, very much the focal point of the house, is a beautiful,

socially-oriented space with a dual aspect. The well-appointed kitchen has been equipped with a stylish range of cupboards and cabinets on three walls with timber worktops over, incorporating a Range cooker including a 5-ring induction hob, double oven and warming drawer, integrated fridge, freezer and space beneath the counter for a dishwasher, plus an additional side door to the garden. The dining area opens into a bright, square sitting room centered around a fireplace containing a log-burning stove, with French doors out onto the garden. The property benefits from a separate utility area within the former integral garage, where there are plumbed spaces for the laundry appliances.

On the first floor are the four bedrooms and a family bathroom, including the master which is a very good size, newly decorated and fitted with double wardrobes. It is also served by an en-suite shower room comprising a tasteful 3-piece suite. The family bathroom has again been finished with a contemporary suite with a pedestal basin, WC and panelled bath with shower attachment over.

OUTSIDE


To the front of the house is a tarmac drive flanked by a low-maintenance, gravelled garden landscaped with a variety of specimen plants and shrubs, and gated side access to the rear of the property.

The rear garden is laid primarily with brick paving and is enclosed by fence panelling and a traditional Devon bank at the far end. There are a variety of tall trees and shrubs providing a good degree of privacy and shelter.

SERVICES

All mains-supplied services are connected, with gas central heating throughout. Ultrafast broadband is available, and good mobile voice/data services are available through EE, O2 and Vodafone (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.



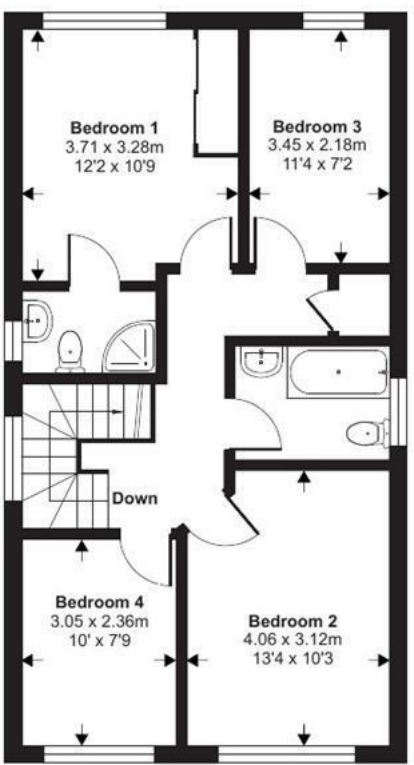


Ground Floor

- Sitting Room: 5.00 x 3.28m (16'5" x 10'9")
- Kitchen / Dining Room: 5.54 x 5.05m (18'2" x 16'7")
- Snug/TV Room
- Garage / Utility: 5.16 x 2.62m (16'11" x 8'7")
- Boot Room


Approximate Area = 1364 sq ft / 126.7 sq m
 Garage = 148 sq ft / 13.7 sq m
 Total = 1512 sq ft / 140.4 sq m

For identification only - Not to scale



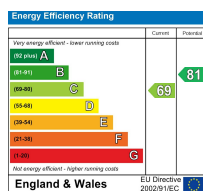
First Floor

- Bedroom 1: 3.71 x 3.28m (12'2" x 10'9")
- Bedroom 3: 3.45 x 2.18m (11'4" x 7'2")
- Bedroom 4: 3.05 x 2.36m (10' x 7'9")
- Bedroom 2: 4.06 x 3.12m (13'4" x 10'3")



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1180053

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