



12, Trendle Gardens



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, Tavistock, Devon PL19 0FF

Mount Kelly 100 yards • Town Centre 1 mile • Open Moorland
1.5 miles • A30 Access 12 miles • Plymouth 23 miles

An exceptionally comfortable, modern home in a private and secure, gated development on the edge of Tavistock, complete with pretty, private and communal gardens, a garage and parking.

- Exclusive Gated Cul-de-Sac
- One Occupant to be 55 or Over
- Superb High-specification Finish
- Designed for Comfort and Quality
- Incredible Energy Efficiency
- Low Running Costs
- Convenient Access to Tavistock
- Management Fee £2,800 p/a
- Freehold
- Council Tax Band: E

Guide Price £550,000

SITUATION

This superb home is located in a quiet, private and secure gated cul-de-sac on the outskirts of Tavistock, within a mile of the town's bustling centre. Open moorland, at Whitchurch Down, is accessible 1.5 to the south. The house itself enjoys a westerly orientation at the front, with the gardens benefitting from a good deal of southerly light throughout the year.

Tavistock is a thriving and hugely popular market town in West Devon forming part of a designated World Heritage Site and offering a superb range of shopping, recreational and educational facilities. 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

The former show home of an award-winning development by Blue Cedar Homes, this exceptional, high-specification property is set within an exclusive, gated enclave of just 13 dwellings. The ethos of the development is to provide an extraordinary level of comfort, convenience and peace-of-mind for its residents - one of whom in each household must be aged 55 or over - through the provision of high-quality build materials and finishing touches, low running costs, high energy efficiency and a dedicated site manager to ensure the site, and the properties themselves, are thoroughly and professionally looked after. This particular home provides up to four bedrooms, with two bathrooms and flexible reception space, all naturally bright and presented in genuinely immaculate condition. Externally is a pretty, well-stocked rear garden and an attached garage with parking alongside.

ACCOMMODATION

Internal details include oak flooring and sills, electronic Velux windows with rain sensors, and mains USB sockets. The ground floor accommodation is comprised as follows: an oak-framed storm porch; an entrance hallway; a bright sitting room centred around a gas fireplace and surround; a ground floor bedroom/study with an adjacent shower room that can be opened into an en-suite; the beautifully finished kitchen, and; a bright, dual-aspect dining/family room. The kitchen is equipped with a superb range of units and quartz worktops incorporating a Blanco 1.5-bowl, stainless steel sink. Integrated appliances include a fridge/freezer, plus a dishwasher, induction hob, multi-function oven and microwave (all NEFF), and an AEG washer/dryer. On the spacious first-floor landing - which could serve as a study area - are a master bedroom served by a well-appointed Jack and Jill Bathroom, a second, front-facing double bedroom, and a further bedroom with extensive fitted wardrobes, currently a dedicated dressing room.

OUTSIDE

The attached garage can be accessed from the kitchen and has a remote-controlled door, power, lighting and overhead storage. In front and to the side is a block-paved driveway. To the rear of the house is a pretty, well-established garden featuring a patio seating area outside of the family room. There are also two visitor parking spaces for the development.

SERVICES

All mains-supplied services, with mains gas-fired, zoned underfloor and central heating throughout. The properties are heavily insulated and fitted with high-quality double glazing. Our client's combined utilities bill for 2023 was £600. Ultrafast broadband is available and (at least) limited mobile voice/data services are available with all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

TENURE AND MANAGEMENT

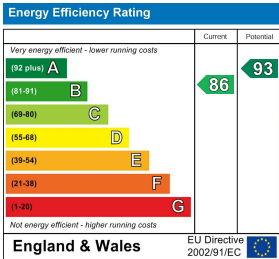
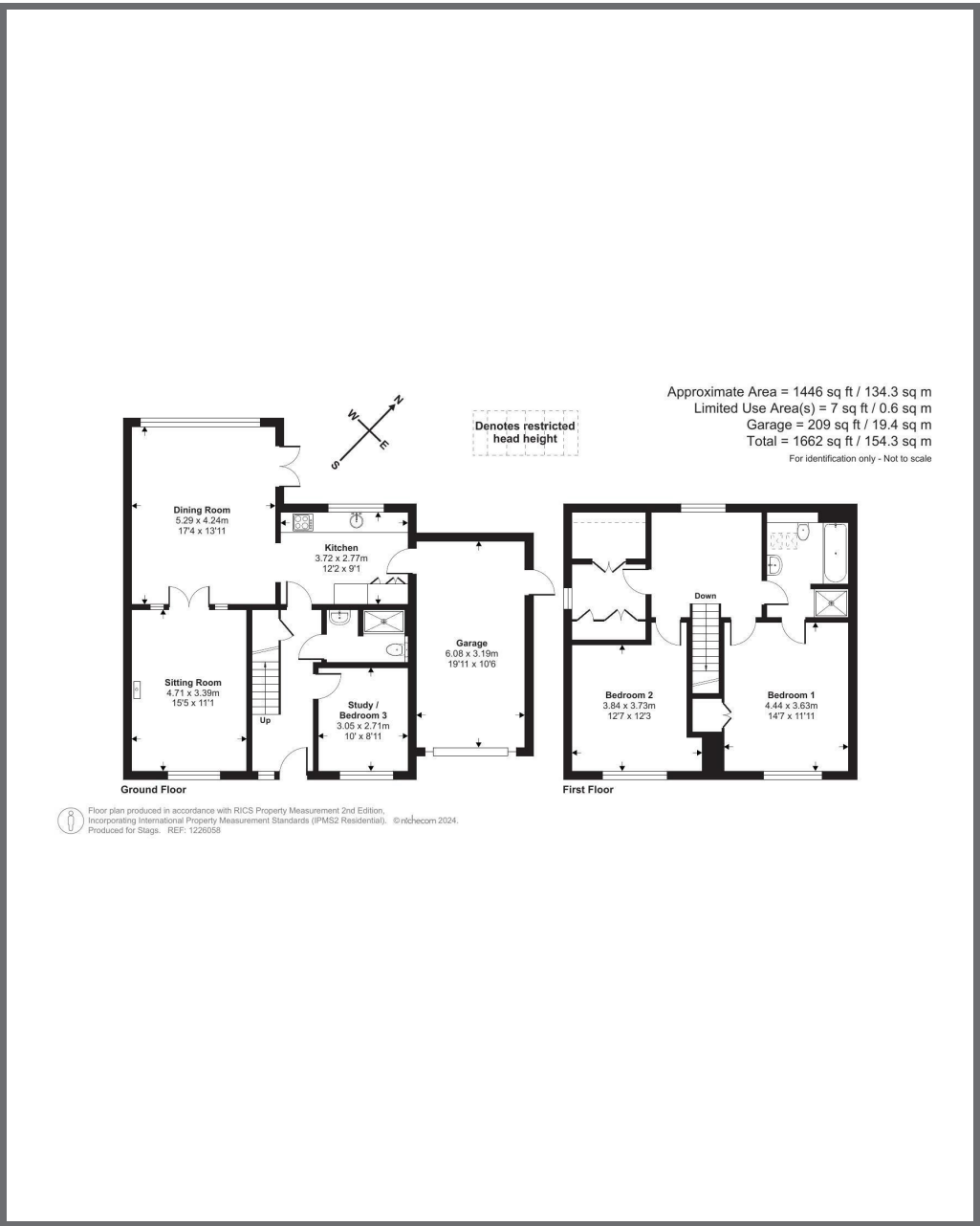
The property is Freehold. One owner-occupant of each dwelling must be aged 55 or over. The yearly service charge of approximately £2,800 (can be paid quarterly, six monthly or annually) includes maintenance of the roadway and communal areas (including the communal gardens and summerhouse), hedges and fences, maintenance of the exterior of the dwellings (to include regular cleaning of the windows and gutters), and 5-yearly external redecoration of the dwellings. The site manager will also help with as much maintenance of individual gardens as the owner would like, including arboriculture.

AGENTS NOTES

- 1. Viewings are strictly by prior appointment with the vendors' sole agents, Stags. The What3words reference is ///cattle.posts.retail.
- 2. The remainder of a 10-year NHBC guarantee runs until 2029.
- 3. Some of the contents of the house may be available by separate negotiation.



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.



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