



16 Heritage Park



High Street 500 Yards (on foot) •
Whitchurch Down 1.4 miles • Plymouth 16
miles • Exeter (via A30) 39 miles •
What3words: ///hope.cove.online • For
detailed directions, please contact the
office.

In an exceptionally convenient location
close to the town centre, a low-
maintenance, 3-bedroom contemporary
house complete with a walled corner
garden and off-road parking. No chain.

- Superb, Chain-free Modern House
- Highly Sought-after Location
- Exceptionally Convenient to Town
- 3 Bedrooms (Master with En-suite)
- Comfortable and Low-maintenance
- Well-maintained and Presented
- Walled Corner-plot Garden
- Off-road Parking for Two Vehicles
- Freehold
- Council Tax Band: C

Guide Price £365,000

SITUATION

This appealing home is located in a highly desirable, stylish, modern development just a short, level walk from Tavistock's high street and bustling town centre. Formed within a pretty, private cul-de-sac, well away from passing traffic, the property sits amongst a selection of similar, modern homes and some converted, Grade II listed stone buildings, which originally formed part of one of the town's iron works.

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 farmers' markets are held. Plymouth, with its extensive amenities and coastal access, is some 15 miles to the south, and Exeter lies 40 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DESCRIPTION

Built by Cavanna Homes in 2007, this attractive, end-terraced house is offered to the market for the first time in over 12 years, with no onward chain. Internally, the house's tasteful accommodation has been well-maintained, is arranged over two floors and enjoys modern finishing touches, including double-glazed windows, engineered oak flooring, gas central heating, TV and telephone points in each room, and a fully insulated loft. Externally, the house benefits from a part-walled, corner-plot garden and off-road parking space for two vehicles. This well-rounded, low-maintenance home offers comfort and convenience in equal measure, as well as relatively low running costs, and should therefore appeal strongly to those seeking a hassle-free lifestyle with extremely convenient access to the town centre.

ACCOMMODATION

The accommodation can be briefly summarised as follows: a covered entrance; an inner hallway; a ground-floor WC; a sitting/dining room with patio doors to the rear garden and useful under-stair storage; an open-plan kitchen with an excellent range of cupboards and cabinets with roll-edge worktops and integrated appliances including an AEG double oven and separate fridge/freezer, a Neff 5-ring gas hob and separate dishwasher, and a Blomberg washing machine; a family bathroom comprising a white suite with a mains shower over the bath; the master bedroom complete with fitted double wardrobes and a tasteful en-suite shower room; a second bedroom with built-in wardrobes and over-stair cupboard, and; the third bedroom, currently a dressing room with fitted shelving and cupboards.

OUTSIDE

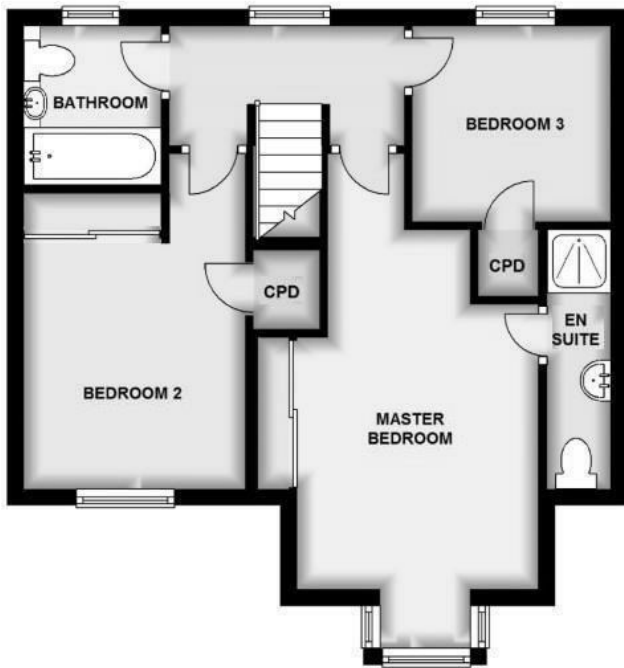
The gardens are part-enclosed by natural stone walling and comprise a spacious decked terrace outside of the dining area and a level lawned area with flower borders. There is a paved patio/drying area with a timber gate leading out to the front of the property, plus a timber shed. To the front of the property is an integral store and communal green area planted with trees.

There is a private parking space for two vehicles.

SERVICES

Mains water, electricity, gas and drainage are connected. Gas-fired central heating throughout. Ultrafast broadband is available, and mobile/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.





FIRST FLOOR

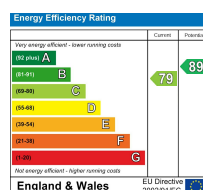


GROUND FLOOR

Plan to be used as a guide and not to be relied upon.

Total Internal Floor Area: Approx. 97sq.m / 1,044 sq.ft (taken from EPC)

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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