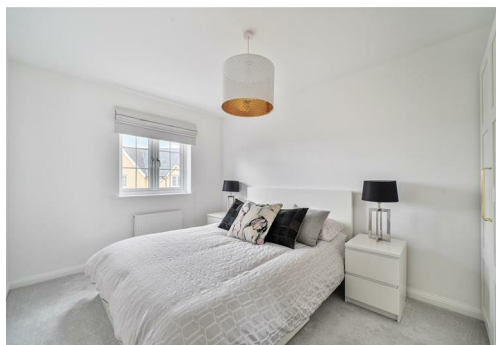




4 Honeysuckle Drive

4, Honeysuckle Drive, Tavistock, PL19 8FP



Tavistock town centre 0.5 miles •
Whitchurch Down 2.5 miles • Plymouth
15.5 miles

A three bedroom detached home,
located on the sought-after Broadleigh
Park Cavana estate in Tavistock with a
driveway for parking up to three vehicles
and a versatile garage/home office.

- 3 Bedroom Detached Home
- Family Bathroom & En-suite
- Spacious Sitting Room
- LED Lit Shelving in Sitting Room
- Driveway Parking for 3 Vehicles
- Versatile Garage/Home Office
- NHBC: 6 Years Remaining
- No Onward Chain
- Freehold
- Council Tax band: TBC

Guide Price £399,950

SITUATION

The property is located on the new Broadleigh Park development site, situated on the western side of Tavistock. 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 the city of Exeter lies 40 miles to the northeast, providing transport to London and the rest of the UK via its railway links and the M5.

DESCRIPTION

This well appointed three bedroom detached property offers tasteful, move-in-ready accommodation, perfect for modern family life. With six years remaining on the NHBC warranty, the home provides peace of mind and long-term value. Externally, the home features driveway parking for up to three cars, a well-kept front garden and a generous rear garden that is neatly divided between astro turf and a patio area ideal for outdoor entertaining. A standout feature is the garage currently used as a versatile home office, providing an excellent space for remote working, hobbies, or additional storage adaptable to suit your needs. Internally, the accommodation is tastefully presented throughout, with a welcoming feel and thoughtful touches in every room.

ACCOMMODATION

You enter the home via a storm porch into a welcoming entrance hall. To the left is the contemporary kitchen/diner, featuring a range of integrated appliances including a washing machine, fridge freezer, chest-level oven, 4-ring gas hob with extractor, and housing the combination boiler. The kitchen benefits from a dining area at the far end and enjoys access to the rear patio through French doors. A door to the right leads directly into the spacious living room, which offers a stylish focal point with LED-lit shelving, a wall-mounted TV unit, and a sleek flush electric fire. Also off the entrance hall is a well-proportioned cloakroom, complete

with a window for natural light. To the first floor, the landing provides access to all three bedrooms and the family bathroom. Turning left leads to the modern family bathroom, followed by bedroom two, a generous double room with clever over-stairs storage fitted with hanging rails. Bedroom three, positioned at the rear of the house, overlooks the garden and offers a quiet retreat. The master bedroom is a true highlight, benefiting from built-in wardrobes and a stylish en-suite shower room. Both bedroom one and bedroom two overlook the front of the property, bringing in plenty of natural light.

OUTSIDE

Externally, the home impresses with a gravelled frontage that wraps around to both sides, leading to a private driveway offering ample parking for three vehicles. Gated access from the driveway leads to the rear garden, which has been smartly divided into a patio and an Astro turf lawn ideal for outdoor dining, relaxing, or family time. LED strip lighting around the patio creates a welcoming ambience in the evening. The garden also provides access to the side of the garage, now a fully functioning home office, complete with power and lighting. A garden shed is discreetly tucked away to the side, offering additional storage.

SERVICES

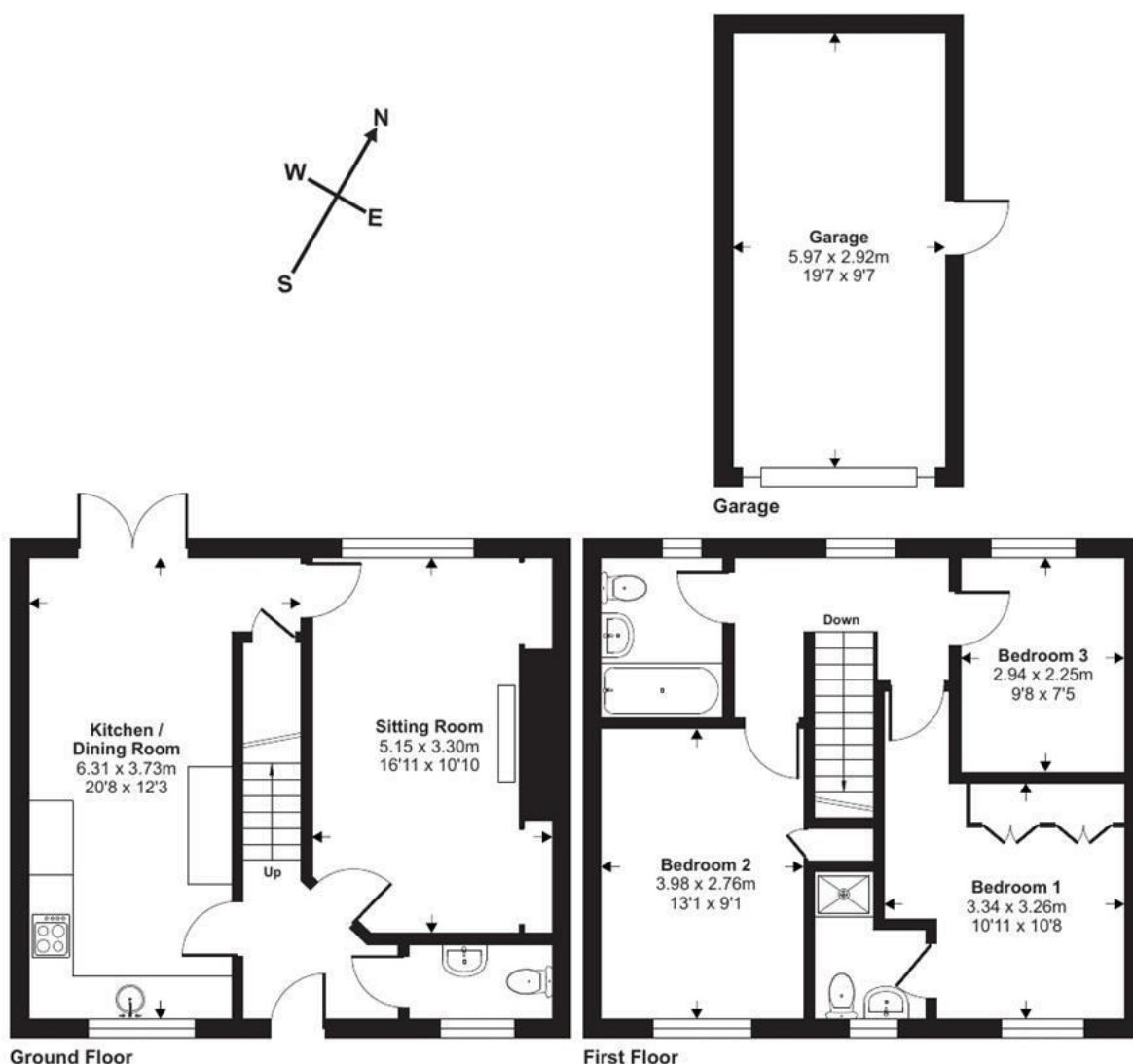
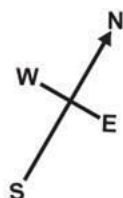
Mains gas, electricity, water and drainage are connected, with gas-fired central heating throughout. Ultrafast broadband is available and mobile voice/data services are available with all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected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

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendors' sole agents, Stags. The What3words reference is ///ripe.volume.crunch

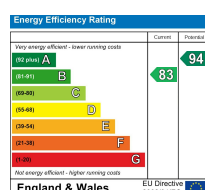


Approximate Area = 978 sq ft / 90.8 sq m
 Garage = 188 sq ft / 17.4 sq m
 Total = 1166 sq ft / 108.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxcom 2025. Produced for Stags. REF: 1316949

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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