



- Semi-Detached Family Home
- Lounge/Dining Room
- Family Bathroom with White Suite
- Driveway Parking
- Calthorpe Park Area
- Three Bedrooms
- Fitted Kitchen
- Westerly Facing Enclosed Garden
- Gas Central Heating & Double Glazed Windows
- Close to Local Schools & Amenities

Selbon Estate Agents are delighted to offer to the market this three bedroom semi-detached family home situated on the Calthorpe Park development, close to local schools and amenities. The current school catchment areas include: Tavistock Infant School, All Saints Ce (a) Junior School and Calthorpe Park Secondary School.

The current owners have re-modelled the ground floor accommodation converting the garage into a family room, utility room and a cloakroom.

On entering the property you are welcomed into a porch which in turn leads to an open plan lounge/dining room with front and rear aspect windows.

The fitted kitchen comprises; eye and base level cupboard and drawer units, roll edge work surfaces with built in oven, hob and extractor over. Further built-in appliances include a dishwasher, fridge and freezer. Adjacent to the kitchen is a utility room with additional work tops and utility space and door leading to the family room and the cloakroom.

To the first floor there are three bedrooms and a family bathroom with white suite.

Externally the Westerly facing rear garden is predominately laid to lawn with patio area and enclosed by timber fencing.

To the front is a driveway provides off-street parking. There is also ample on-road parking nearby.

The property is situated in the popular Tavistock area of Fleet which is convenient for schools and close to the Hart Leisure centre and Edenbrook country park.

There is easy access to Fleet town centre with an array of shops, pubs and restaurants with Fleet mainline railway station (Waterloo line) also within easy reach. There are excellent communication links including the M3 & M4 motorways as well as the A30 & A3.

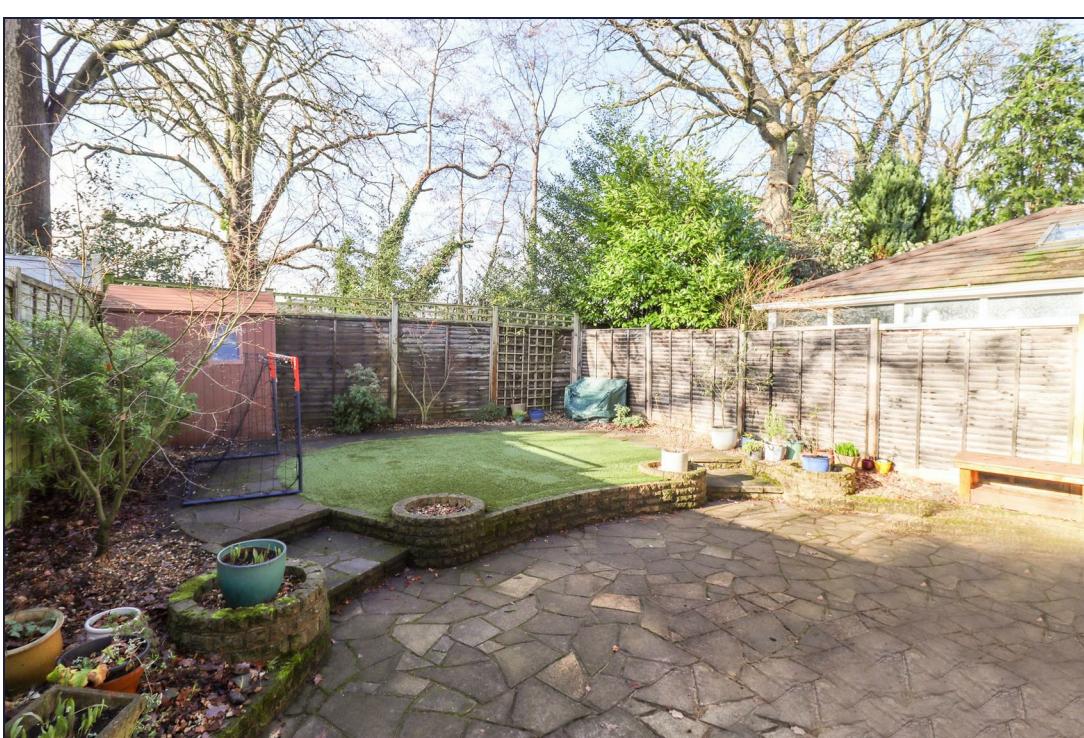
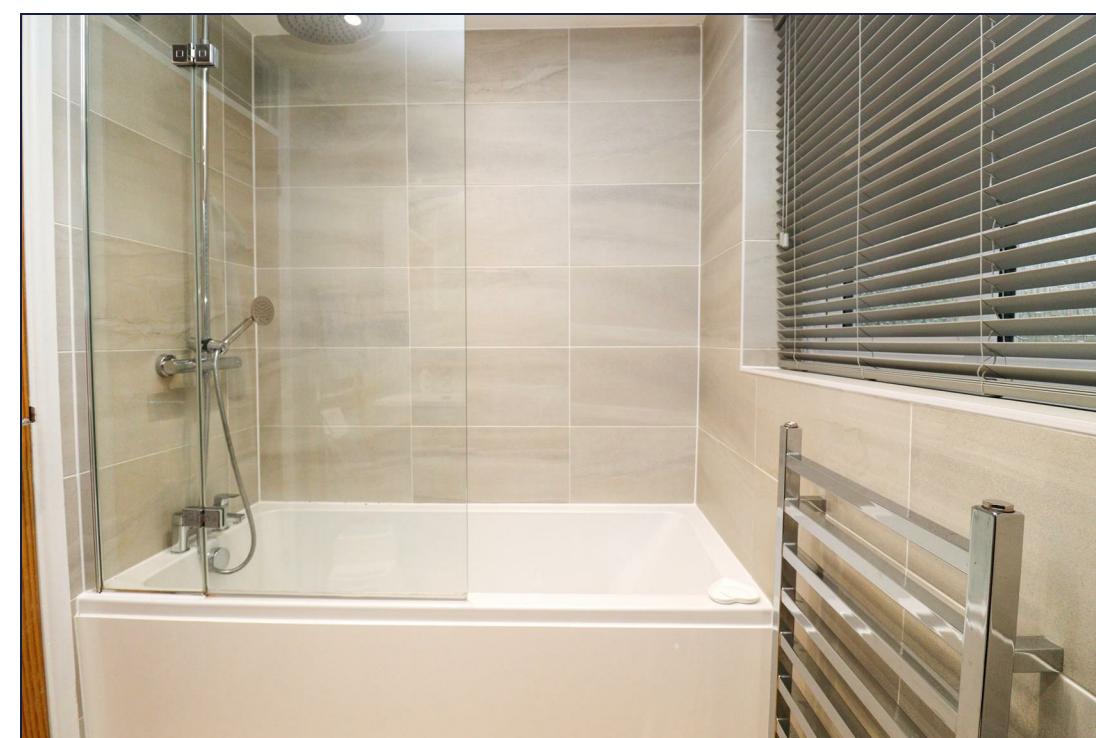
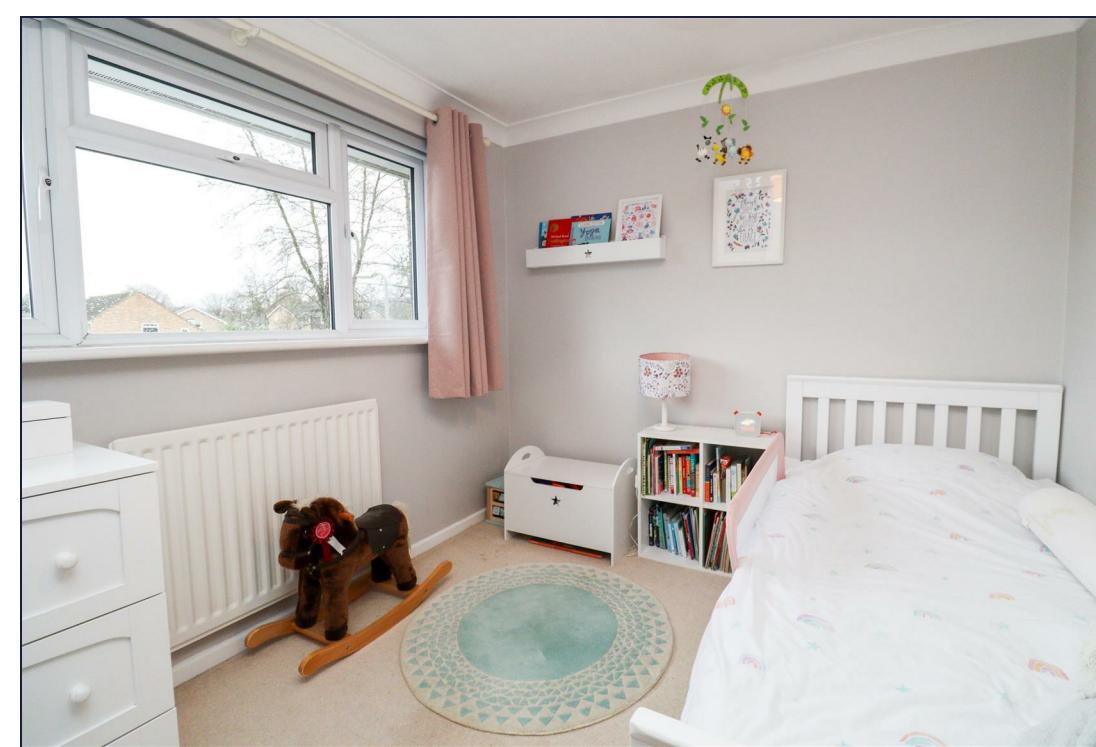






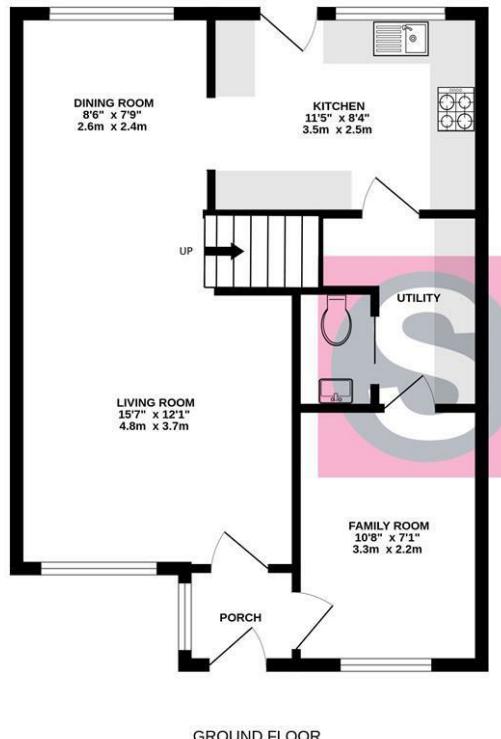




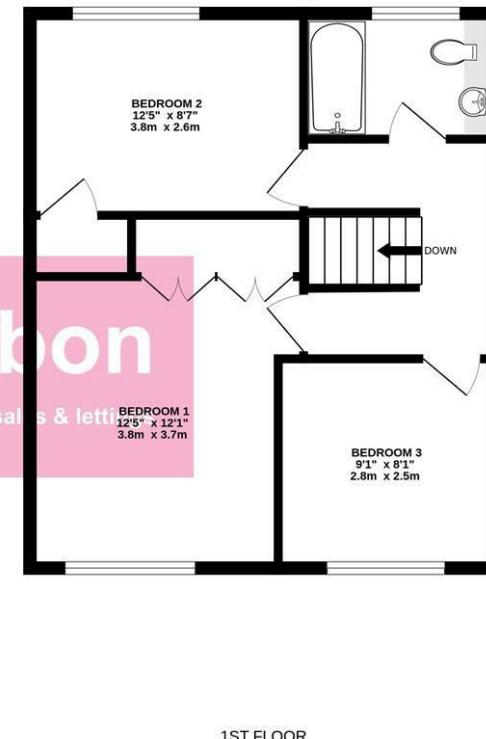




## Floor Plans

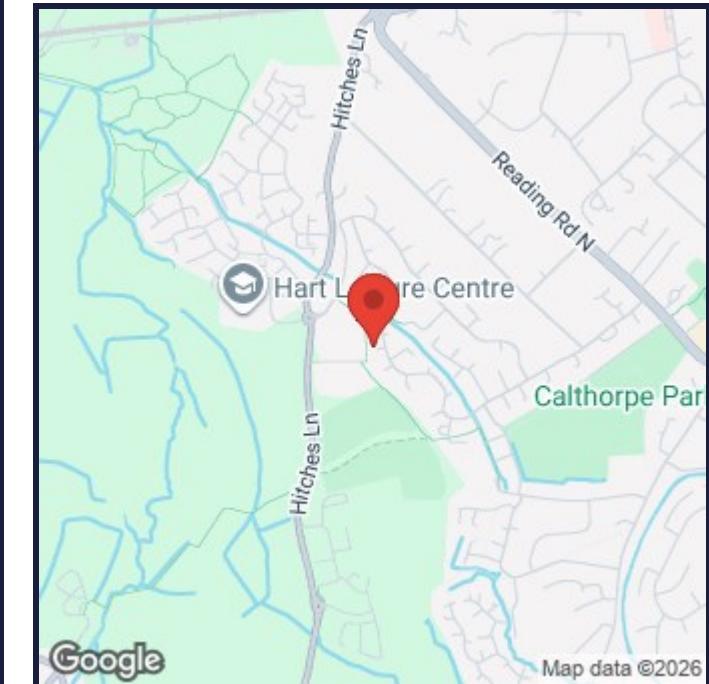


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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Performance Graph

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

## Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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## Council Tax Band: D