



Town • Country • Coast



Church Lea  
, Tavistock

Offers In Excess Of £475,000



4



1



3



3



## Church Lea

, Tavistock

Located in a quiet, sought-after cul-de-sac is this well presented four-bedroomed detached property, with a single garage and generous level off road parking. The property offers spacious living accommodation and a generous plot.

Within a few minutes' walk of the property is the local primary school, post office, children's play area and village pub.

You enter the property into the hallway from which the cloakroom, lounge, utility room and kitchen/ dining room are accessed. As you follow the hall around to the left, you enter the large living room. This room is wonderfully light with thanks to the large front aspect window which offers views into the mature front garden.

Adjacent to the living room is the utility, offering plenty of storage and space for a washing machine and tumble dryer. The kitchen/diner enjoys views over the rear garden and boasts a range of wall and base level units in both areas, with integrated double Neff oven, dishwasher, and fridge freezer. This space provides the perfect area for entertaining. Off the kitchen/diner is the garden room/ conservatory which offers a tranquil hideaway with a great outlook over the rear garden.

There are three double bedrooms and a single. Bedroom one has triple built in wardrobes and is very spacious, accommodating a king size bed and benefits from being dual aspect, making it a wonderfully light bedroom. The second bedroom also has triple built in wardrobes and enjoys views over the front garden and the green across the road. The family bathroom has a double width shower, hand basin, integrated storage and wc. The third bedroom is also a good-sized double with a king size bed, along with full height built in wardrobes. Bedroom four is a generous single and is currently used as a home office space.

This property has been fully updated by the current vendors. The generous size of the plot also means there is potential to extend. The property also benefits from a large rear garden and ample off road parking







### Living Room

16'11" x 11'4" (5.18m x 3.46m)

### Kitchen/Dining Room

17'6" x 10'5" (5.34m x 3.18m)

### Utility Room

8'4" x 5'9" (2.55m x 1.76m)

### Conservatory

12'09 x 11'07 (3.89m x 3.53m)

### Downstairs WC

5'10" x 3'10" (1.78m x 1.17m)

### Bedroom One

14'04 x 8'05 (4.37m x 2.57m)

### Bedroom Two

11'5" x 8'9" (3.50m x 2.67m)

### Bedroom Three

10'8" x 8'5" (3.275m x 2.585m)

### Bedroom Four

8'09 x 6'05 (2.67m x 1.96m)

### Bathroom

9'10" x 5'8" (including storage/airing cupboard) (3m x 1.73m (including storage/airing cupboard))

### EPC

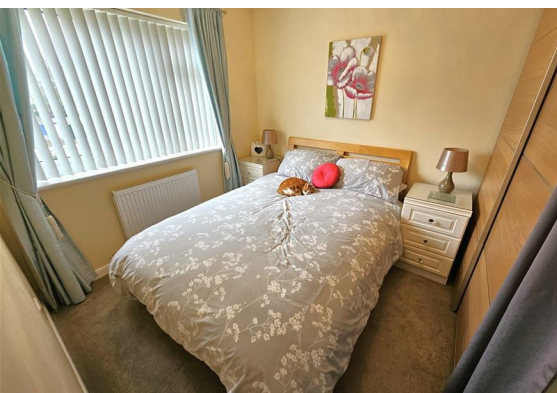
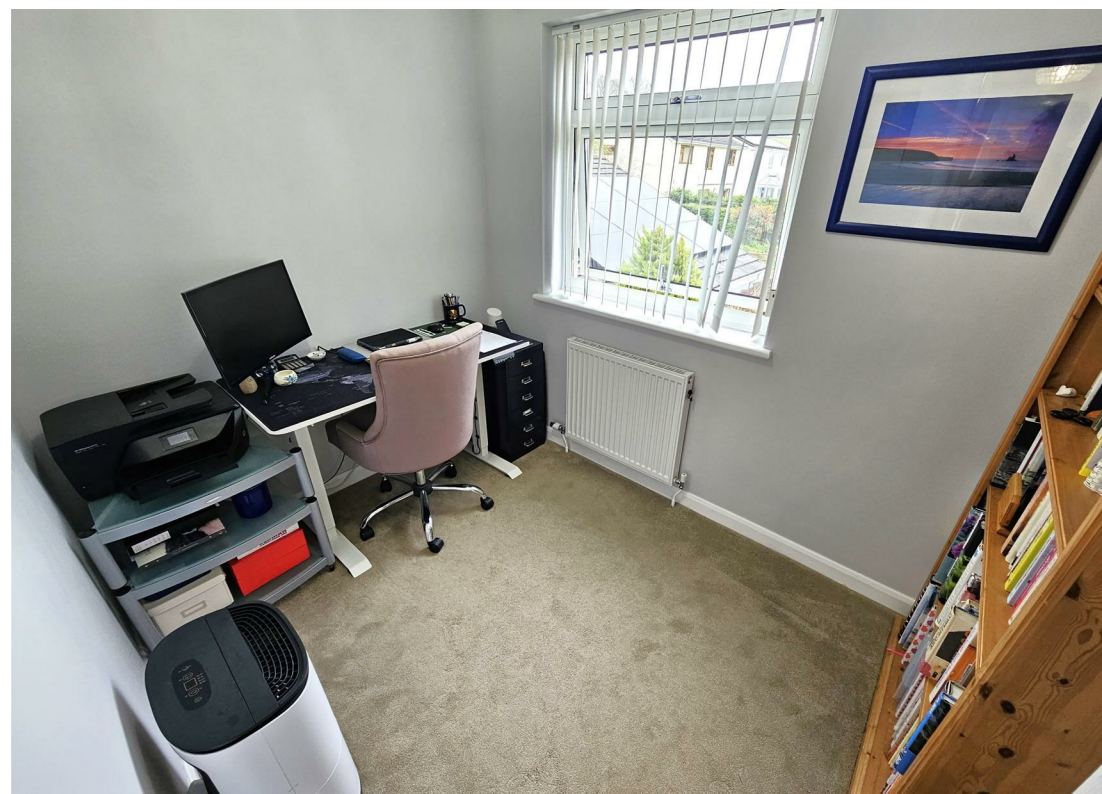
### Tenure

### Services

### Council Tax Band

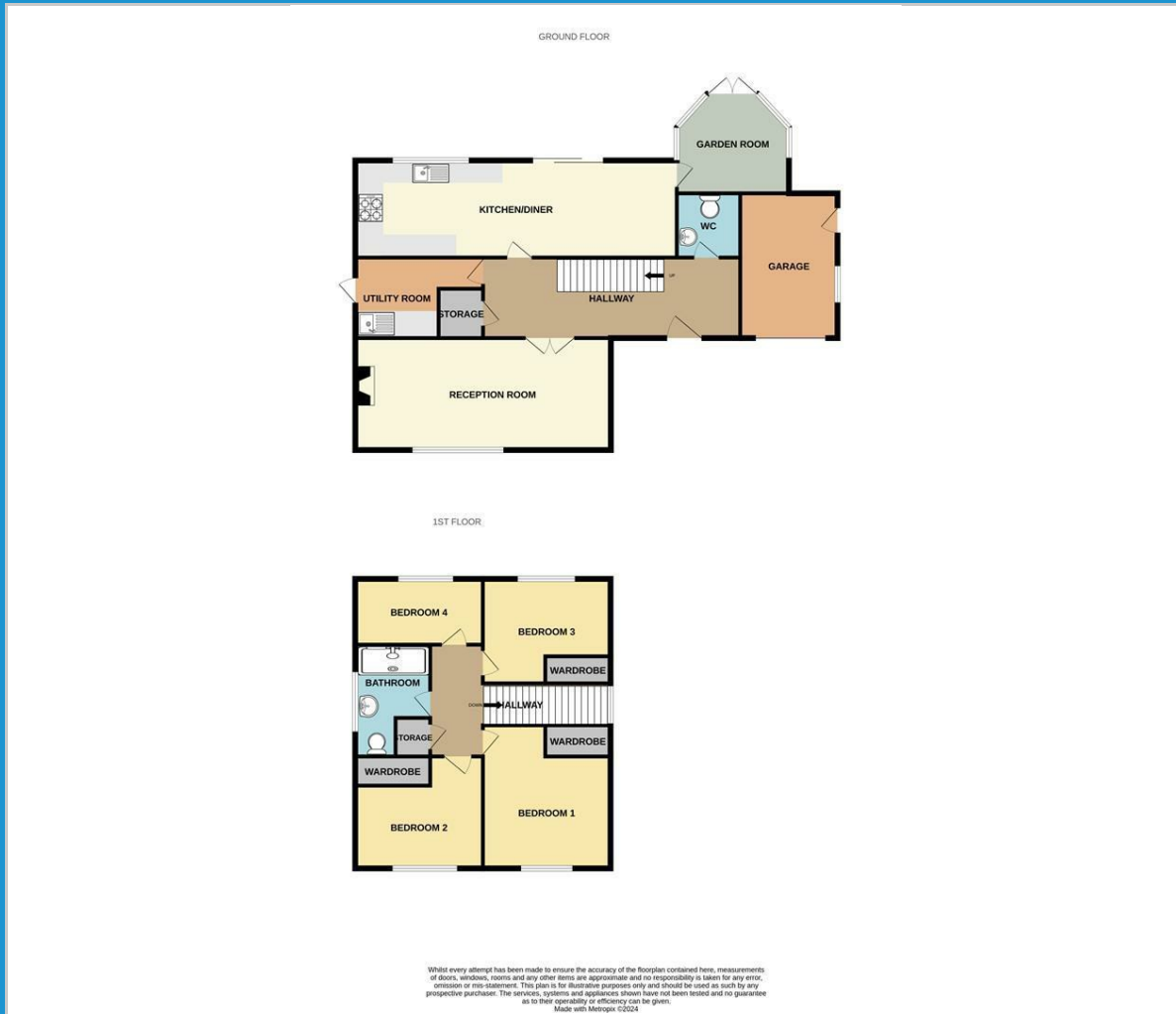
### Situation

### Directions





## Floor Plan



## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

## Area Map



## Energy Efficiency Graph

