



Town • Country • Coast



Higman Close  
Mary Tavy, Tavistock

Fixed Asking Price £208,000



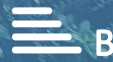
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## Higman Close

Mary Tavy, Tavistock

Offered with NO ONWARD CHAIN. Immaculately and stylishly presented modern mid terraced house offering deceptive accommodation with open plan living and two good sized double bedrooms and two bathrooms. Easy to maintain enclosed gardens and a garage with parking space. Subject to a Section 106 Affordable Housing restriction.

Built in 2019 with the remainder of a 10 year Global Homes Warranty this attractive home has been built with efficiency in mind, with air source heating, being underfloor on the ground floor and radiators upstairs.

This quirky layout comprises a large welcoming entrance hall with space for a desk if desired, cupboard housing the hot water cylinder and underfloor heating manifold, further good sized cloakroom. A door leads into an open plan kitchen, dining and lounge with bi-fold doors from the dining area and French doors from the lounge area leading to the rear. A well fitted kitchen comprises wall and base units under square edge worksurfaces and integrated appliances including fridge freezer, dishwasher, washing machine and electric cooker.

On the first floor there are two double bedrooms, one with a well appointed en suite shower room and further bathroom with dual rainfall and separate shower head over the bath, basin and wc. Both bathrooms have modern illuminated touchscreen mirrors.

Outside, the garage is accessed from the rear with allocated parking space and a gate with path leads to the enclosed rear garden, paved and gravelled for ease of maintenance.

There are communal gardens to the front, looked after by the residents who form the management company of the development.







**Entrance Hall**  
12'11" (max) x 11'4" (max) (3.95 (max) x 3.47 (max))

**Cloakroom WC**  
6'0" (max) x 3'11" (max) (1.84 (max) x 1.20 (max))

**Open Plan Kitchen/Living Area**  
12'10" x 12'11" (max) (3.93 x 3.95 (max))

**First Floor Landing**

**Bedroom 1**  
12'7" x 12'4" (max) (3.84 x 3.76 (max))

**En-Suite**  
5'5" x 3'4" (1.66 x 1.02)

**Bedroom 2**  
14'11" (max) x 12'2" (max plus door recess) irregu (4.55 (max) x 3.71 (max plus door recess) irregular)

**Bathroom**  
7'4" (max) x 5'5" irregular shaped room (2.25 (max) x 1.67 irregular shaped room)

**Garage**  
19'3" x 7'11" (5.88 x 2.42)

**Tenure**  
Freehold. There is a maintenance charge of £31.06 monthly, for the maintenance of the communal areas. The property owners employ a management company.

**Services**  
Mains electricity, drainage and metered water. Heating is by an air source heat pump.

**Council Tax Band**  
C

**EPC**  
B/81

**Situation**  
The property is located within the popular moorland village of Mary Tavy which is approximately 4 miles from the market and ancient stannary town of Tavistock. Mary Tavy offers a good range of village amenities including 2 public houses, well patronised post office/general store, well regarded county primary school, community centre and direct access onto Dartmoor. The nearby market town of Tavistock offers a more comprehensive range of shopping, banking and secondary schooling facilities as well as numerous leisure facilities which include tennis and bowling clubs, indoor swimming pool and 18 hole golf course. The city of Plymouth lies approximately 20 miles distant, and offers a complete range of retail outlets as well as road, rail and air links alongside continental ferry services.

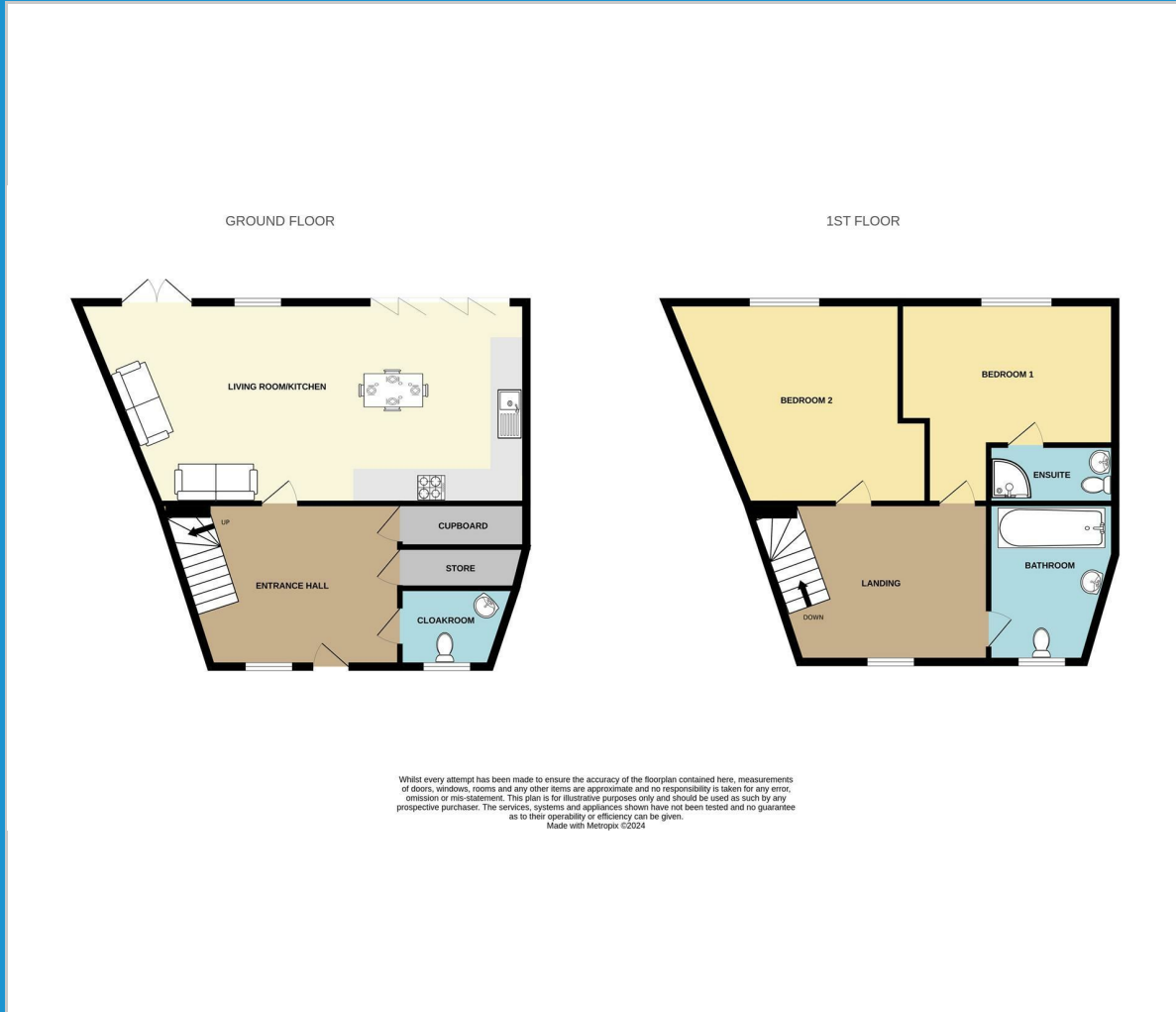
**Directions**  
From Tavistock Town Centre, take the A386 out to Mary Tavy. On entering the village pass the shop on your left hand side and Higman Close is just after on your right hand side.

**Agent's note**  
The property is subject to a Section 106 Affordable Housing Agreement, meaning any purchaser has to have lived or worked in the Mary Tavy or adjacent parishes of Brentor, Peter Tavy and Lydford, for the previous 5 years, or lived in the parishes for 5 years, but has moved away sometime in the last 3 years. We have been informed by the vendor that furniture/contents are available for sale by separate negotiation.





## 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.

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## Area Map



## Energy Efficiency Graph

