view property

Town • Country • Coast

Yellowmead Tor Close

Tavistock

Guide Price £465,000

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Yellowmead Tor Close

Tavistock

Situated on the fringes of Tavistock is this modern four bedroom detached family home, less than three years old and with the remainder of an NHBC Warranty via the reputable Bovis Homes. Commanding a corner plot with extensive gardens offering a degree of privacy, together with driveway and garage.

A gabled entrance porch leads you into a welcoming entrance hall, being spacious, light and airy with good sized cloakroom and a door leading to the double aspect lounge with bay window. A useful study on the ground floor could be used as a hobby room or playroom. A well fitted, white high gloss kitchen/diner is equipped with integrated appliances, breakfast bar and generous space for a dining table and chairs. Patio doors lead out from here to the gardens with a patio area for dining al fresco.

The spacious first floor landing gives access to four double bedrooms, the master boasting a well appointed en suite shower room and dressing area with built-in wardrobes. A family bathroom offers bath with shower over, WC and basin.

Outside, the driveway provides off road parking and leads to a garage with overhead storage and a door into the garden. From the garden outside the kitchen, steps lead down to a generous lawn with decked terrace. Further access can be gained to the rear of the house via a timber gate.

Entrance Porch

Entrance Hall
8'2" x 7'1" (2.49m x 2.17m)

Cloakroom
4'9" x 5'10" (1.45m x 1.78m)

Kitchen/Diner
22'1" x 14'6" max (6.75m x 4.44m max)
'L' Shaped room.

Study
11'1" x 5'10" (3.38m x 1.78m)

Lounge
13'3" x 16'2" max. (4.06m x 4.95m max.)

First Floor Landing

Master Bedroom
14'7" x 10'7" max (4.46m x 3.24m max)
Incorporating dressing area and built-in double wardrobes.

En Suite Shower Room
6'10" x 4'6" (2.09m x 1.38m)

Bedroom 2
11'5" x 10'11" (3.48m x 3.35m)

Bedroom 3
11'1" x 7'8" (3.40m x 2.34m)

Bedroom 4
10'7" x 7'6" (3.23m x 2.31m)

Bathroom
7'6" x 6'2" (2.29m x 1.88m)

Garage
19'7" x 9'10" (5.99m x 3.01)

Services
Mains water, drainage, electricity and gas.

EPC
B84

Tenure
Freehold

Council Tax Band
E

Situation
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

Directions
From Tavistock Town Centre, follow the A390 Callington Road up past the church to the roundabout, taking the first exit into The Tors. take the first left into Yellowmead Tor Close and the property can be found on the right hand side.

Floor Plan

GROUND FLOOR

1ST FLOOR

KITCHEN/DINER

CUPBOARD

LOUNGE

CLOAKROOM

ENTRANCE HALL

STUDY

UP

ENSUITE

BATHROOM

LANDING

BEDROOM 4

WARDROBE

DOWN

MASTER BEDROOM

BEDROOM 3

BEDROOM 2

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
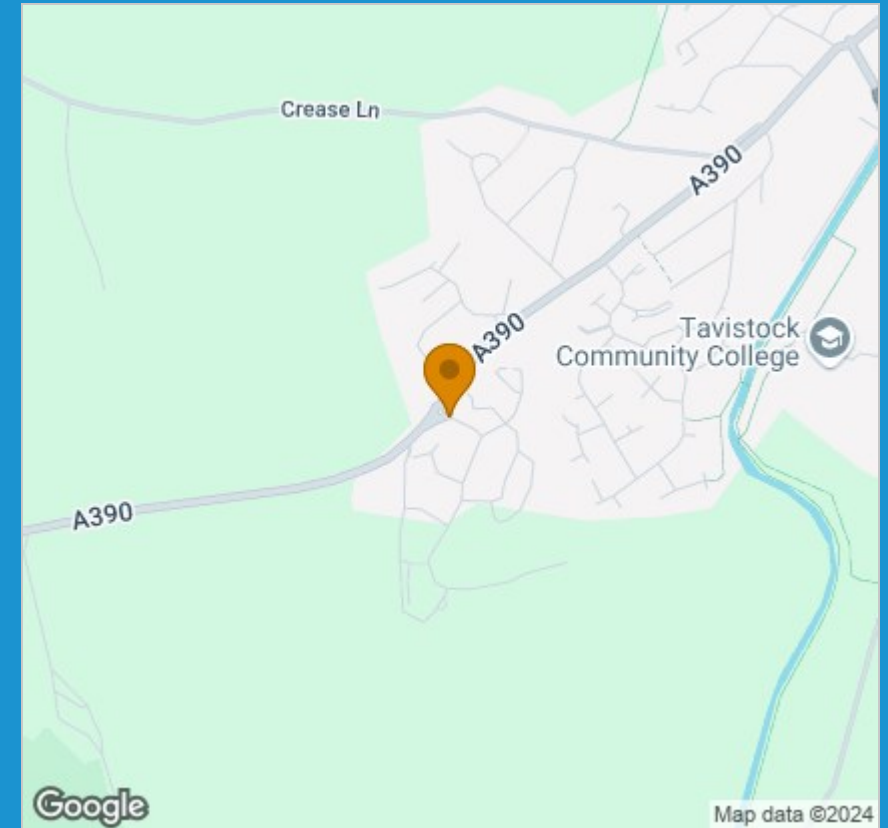

Energy Efficiency Graph

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.

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