



Town • Country • Coast



Trendle Gardens

Tavistock

Offers In The Region Of £575,000



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# Trendle Gardens

## Tavistock

Located in this exclusive gated development for the over 55s, built in 2021, is this luxuriously appointed, detached, character style three bedroom home, with spacious accommodation boasting solid wood underfloor heating on the ground floor, enjoying a pleasant aspect from the garden/dining room over the rear beautifully tended south facing gardens. Brick paved driveway, garage and further off road parking space.

Immaculately presented and offering a gabled storm porch into a welcoming entrance hall with ground floor luxury shower room and study, leading into a superbly fitted kitchen with integrated appliances including Neff oven and Neff built-in microwave, dishwasher and washing machine. The wall and base units have under unit lighting and granite worktops. A door leads to the integral garage with overhead storage, electric door and non-slip flooring.

The kitchen opens into an exquisite garden/dining room, perfect for entertaining, with French doors out to the patio for dining al fresco. There are twin glazed doors into the generous lounge, with fireplace housing an electric fire.

On the first floor is a spacious landing area, which could easily accommodate a desk or chaise longue if desired. Access is given to the luxury jack and jill bathroom with a generous master bedroom, further generous double bedroom and the third bedroom with high quality built-in wardrobes and an adjoining walk-in wardrobe.

There are generous gardens offering patio, lawns and established, well stocked flower beds, borders and young trees. There are two useful store sheds. A gate leads back to the front driveway and further lawns with flower borders to the front.

There is also the use of the beautifully kept nearby communal gardens.





#### Entrance Hall

#### Lounge

15'8" x 11'1" (4.80 x 3.40)

#### Garden/Dining Room

17'10" x 14'0" (5.44 x 4.28)

#### Kitchen

9'1" x 12'2" (2.77 x 3.72)

#### Study

10'0" x 8'11" (3.05 x 2.72)

#### Shower Room

#### Landing

10'7" x 10'0" (3.23 x 3.07)

#### Bedroom 1

14'2" x 11'6" (4.33 x 3.51)

#### Bedroom 2

11'10" x 10'9" (3.61 x 3.29)

#### Bedroom 3

6'11" x 5'6" (2.11 x 1.68)

#### Bathroom

8'10" x 7'8" (2.70 x 2.34)

#### Garage

19'11" x 11'1" (6.08 x 3.38)

#### Tenure

Freehold. Service charge £2,600 paid quarterly plus £711 paid quarterly to Blue Cedar Homes Management Company for the maintenance of the communal gardens, the property's garden, window cleaning, gutter cleaning and property painting.

#### Services

Mains electricity, gas, drainage and metered water.

#### Council Tax Band

E

#### EPC

B/86

#### 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.



## 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.

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## Area Map



## Energy Efficiency Graph

