



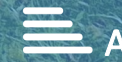
Town • Country • Coast



Trafalgar Close

Lewdown, Okehampton

Offers Over £700,000



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Lewdown, Okehampton

Superb, virtually new detached four/five bedroom, four bathroom home, built to an exceptionally high eco-friendly specification. Set within approximately 0.25 acre plot, extensive driveway parking and level rear gardens with stunning views.

The whole ethos of this residence is centred around the awareness of the environment and eco-friendly living. Everything has been taken into consideration including rainwater harvesting via an underground 5000 litre tank, 24 solar panels with intelligent inverters, 10kw battery storage and high levels of insulation. The mechanical ventilation and heat recovery system means fresh air is drawn in through the heat exchanger recovering more than 90% of heat from the extracted air. Clean warm air is sent to various areas of the house. For those with allergies, the unit has dust filters. A quiet Mitsubishi air source heat pump provides zoned underfloor heating and hot water.

A front porch leads into a welcoming reception hall with storage under a dog legged staircase to the first floor. On the ground floor a well appointed kitchen/living room with bi-fold doors over a porcelain tiled patio to match the internal flooring, providing a delightful backdrop over the gardens and views. Integrated appliances include dishwasher, American style fridge/freezer, carousel units and pan drawers, together with an induction 5 ring Cuisinemaster range cooker. From the hall doors lead to a sitting or snug room which could be used as bedroom five. A luxury fitted wet room, useful utility room with door to outside and large integral garage and further door to rear.

A galleried landing enjoys superb rural views and gives access to 4 double bedrooms, the master boasting a dressing room and en suite, further en suite to bedroom two and generous family bathroom.

Outside, extensive gravelled driveway providing ample parking and EV charging point. Rear extensive gardens bordered by RSPB approved hedging. Private road entrance with communal bin store.





Entrance Porch

Entrance Hall
18'9" x 7'9" (max) (5.74 x 2.37 (max))

Open Plan Kitchen and Living/Dining Room
30'8" x 15'5" (9.35 x 4.72)

Bedroom 5/Study
15'3" x 11'0" (4.65 x 3.36)

Wet Room
11'1" x 5'10" (3.40 x 1.78)

Utility Room
15'1" x 8'11" (4.61 x 2.73)

First Floor Landing

Master Bedroom
14'7" x 13'3" (4.47 x 4.04)

Dressing Room
7'8" x 6'6" (2.35 x 1.99)

Ensuite
7'1" x 6'6" (2.16 x 1.99)

Bedroom 2
11'8" x 10'7" (3.56 x 3.25)

Ensuite

Bedroom 3
13'4" x 9'8" (4.07 x 2.97)

Bedroom 4
10'8" x 10'8" (3.26 x 3.27)

Tenure

Services

Mains electricity, water and drainage. Air source heating via outdoor Mitsubishi heat pump. Mechanical heat recovery system. 24 Solar panels with solar inverter and battery in the Garage. TV, USB and HDMI points. Rainwater harvesting underground 5000 litre tank for toilets and washing machine if required. Full fibre broadband. Hard wired fire alarm system.

Council Tax Band
F

EPC
Rating A115

Agents Note

The property is subject to an annual Management Charge of £100 per year to cover maintenance of the private road and communal areas on this small select development of only 5 properties.

Situation

Lewdown is well served by local amenities including a public house and Post Office with Primary Schools in Lewtrenchard and the nearby village of Lifton where there is also a Doctors Surgery. Lewdown also offers good access to the three market towns of Tavistock, Okehampton and Launceston, all offering a far larger range of amenities. The A30 is accessed via Lifton or Sourton and provides a direct route to the West into Cornwall and East into Devon and the city of Exeter. There are numerous local attractions within easy reach, which include beautiful walks and opportunities for sailing enthusiasts at Roadford Lake.

Directions

The postcode for the property is EX20 4FH. From Bedford Square in Tavistock follow Drake road out of the town towards Chillaton. Once you leave Tavistock and pass the new estate on the right hand side continue on this road and turn left on the the road signposted towards Launceston & Chillaton. Continue down into the village of Chillaton and stay straight on this road. Then at the next T- Junction in the village of Lewdown, turn left. The entrance to the development and the property will be found a short way along on your right with a For Sale board displayed.



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 firms 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

