



Town • Country • Coast



Manor Road  
Tavistock

Guide Price £460,000





# Manor Road

## Tavistock

Available on the open market for the first time since this property was built, approximately 30 years ago. Occupying a sought after residential road in Tavistock is this impressive sized detached family home, appealing to young and old alike as it is arranged on one level, with a double garage beneath the accommodation, which offers potential to create into further accommodation if required, subject to any necessary consents. Together with an extensive driveway and generous gardens to front and enclosed rear and enjoying a pleasant outlook.

The property boasts mains gas fired central heating. As you enter a welcoming entrance hall with door leading down the garage and doors to all rooms. Double doors lead into a large sitting/dining room with views to front and patio doors to the rear gardens. There is a gas fire for those cosy evenings. The kitchen/breakfast room is comprehensively fitted with a range of wall and base units, two breakfast bars and incorporating an electric double oven and space for white goods. A door from here leads into the rear garden.

The master bedroom is fitted with a range of overbed storage, deep built-in wardrobes and door to the en suite shower room, with shower cubicle and electric shower, WC and overmount basin. There are two further bedrooms, one double and one single, together with a family bathroom.

Outside, the front gardens are stocked with mature shrubs and flower borders. An extensive driveway provides ample parking and gives access to the double garage, with electric door, power and light connected, useful utility area with water and waste connected to the rear, overhead storage and integral stairs leading up into the entrance hall.

To the rear of the property there is a generous patio area with space for seating, steps up to the main garden with lawn, various mature shrubs, flower borders and small trees, ornamental pond and useful storage shed. Outside taps and lighting.







## Entrance Hall

### Sitting/Dining Room

27'0" x 12'0" narrowing to 9'0" (8.25 x 3.67 narrowing to 2.76)

### Kitchen/Breakfast Room

13'8" x 13'2" (max) (4.19 x 4.03 (max))

### Bedroom 1

13'5" x 9'10" widening to 12'6" (4.11 x 3.02 widening to 3.83)

### En Suite Shower Room

### Bedroom 2

12'6" x 8'4" (3.83 x 2.56)

### Bedroom 3

9'0" x 6'9" (2.75 x 2.06)

### Bathroom

8'10" x 4'8" (2.71 x 1.43)

### Integral Double Garage

21'1" x 16'1" (6.43 x 4.91)

### Services

Mains gas, water, drainage and electricity.

### Local Authority

West Devon Borough Council. Tax Band E.

### EPC

D68

### Tenure

Freehold

### 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.

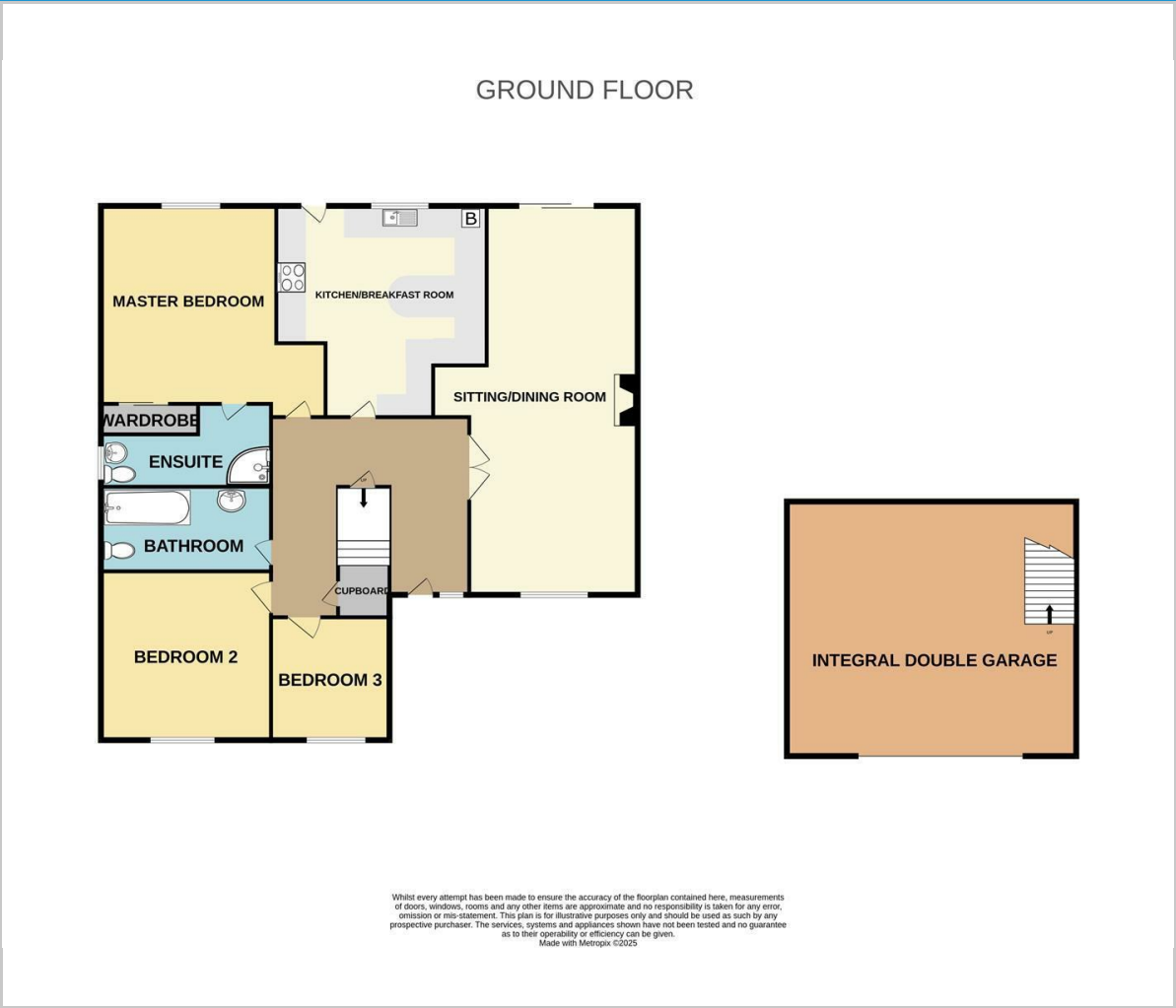
### Directions

From Tavistock town centre proceed between the banks on Drake Road. Follow the road up the hill and under the old viaduct, then take the second left turning into Redmoor Close. Then turn left into The Dell, take the first right then left into Manor Road and the property will be found as you proceed up the hill on the right hand side with our For Sale board clearly 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.

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Area Map



Energy Efficiency Graph

