



Town • Country • Coast



Tremayne Rise  
Tavistock

Guide Price £410,000





## Tremayne Rise

Tavistock

No Onward Chain. Occupying a corner plot in this desirable residential area is this detached three bedroom bungalow with three reception rooms, two bathrooms, enclosed gardens and driveway parking and garage.

As you enter the entrance hall there is a cloaks cupboard for essentials and an airing cupboard housing the mains gas fired boiler which was fitted in 2024. From here doors lead to all rooms.

A generous lounge with attractive gas fire, opens into the dining room with a serving hatch to the kitchen and sliding doors into a conservatory enjoying a pleasant outlook over the gardens. The kitchen is fitted with a range of wall and base units with an eye level double electric oven and space for fridge/freezer and washing machine. A door also leads to the garden.

There are three double bedrooms, one with an ensuite shower room and two boast mirrored built-in wardrobes. A separate bathroom is fitted with a champagne coloured suite.

To the front of the property are gardens and a driveway providing off road parking, together with a garage that has an electric door and personal door to rear. Side path and gate leads into the rear gardens being level and laid to lawn with patio and bordered by a Devon hedge, mature flowering shrub beds and borders. There is a useful timber Garden Store.







**Lounge**  
17'7" x 10'8" (5.36m x 3.27m)

**Dining Room**  
10'0" x 8'9" (3.05m x 2.68m)

**Conservatory**  
9'6" x 6'3" (2.95m x 1.92m)

**Kitchen**  
7'11" x 10'6" (2.43m x 3.21m)

**Bedroom 1**  
10'0" x 10'11" max. (3.07m x 3.33m max.)  
Deep bay window.

**En Suite Shower Room**  
4'4" x 6'10" max. (1.34m x 2.10m max.)  
Including Shower Recess.

**Bedroom 2**  
8'9" x 9'6" max. (2.67m x 2.90m max.)  
Deep bay window

**Bedroom 3**  
9'10" x 7'8" (3.00m x 2.36m)

**Bathroom**  
5'8" x 7'3" (1.73m x 2.22m)

**Garage**  
16'9" x 7'8" (5.13m x 2.36m)

**Services**  
Mains water, electricity, drainage and gas.

**EPC**  
D65

**Local Authority**  
West Devon Borough Council - Tax Band D.

**Tenure**  
Freehold

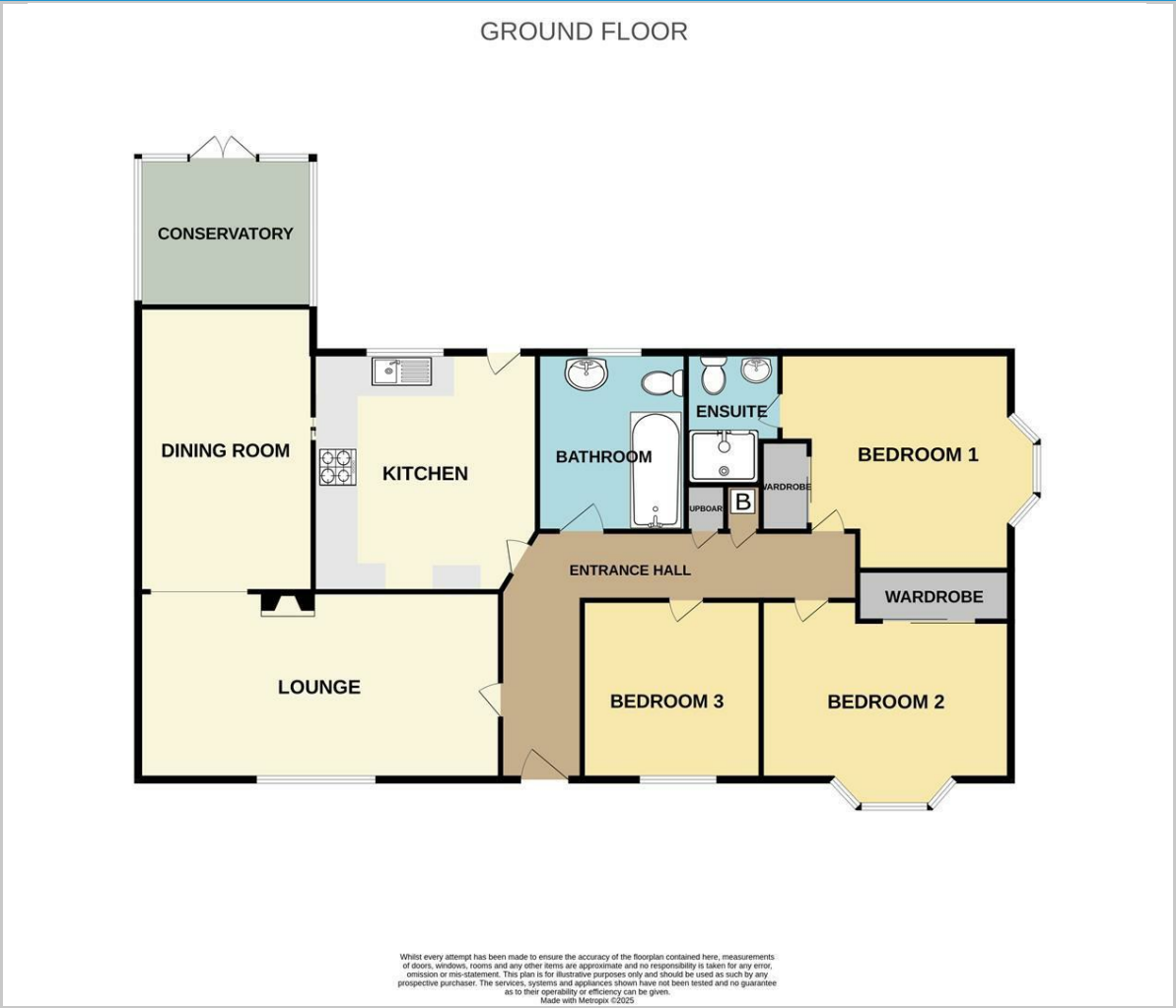
**Situation**  
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors 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. 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**  
Proceed through Tavistock town centre up West Street. Proceed along here until you come to the roundabout, go straight up onto Spring Hill. Proceed onto New Launceston Road. Then, take a right into St Maryhay and then your fourth right onto Tremayne Rise. The bungalow will be the first property on the right hand side being a corner plot.





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

