



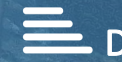
Town • Country • Coast



Eningdale Road

Tavistock

Guide Price £385,000





# Eningdale Road

## Tavistock

Immaculately presented and offering spacious accommodation is this detached three bedroom bungalow, together with front and rear gardens, driveway and garage, enjoying panoramic views across the town, countryside and moors beyond.

The vendors have carefully maintained this home for over 30 years and improvements have been made throughout including attractive internal doors, well fitted shower room with large walk-in shower, decorated both internally and externally.

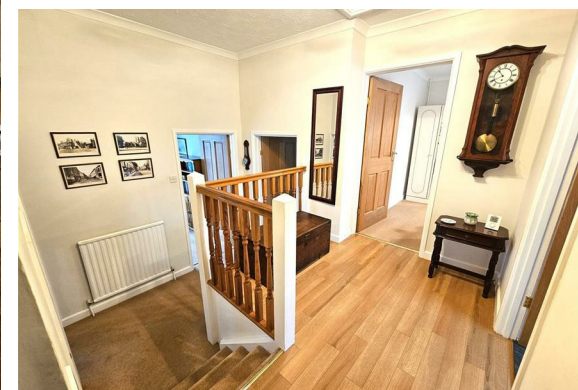
The porch then brings you into a welcoming entrance hall having a split level with storage and cloaks cupboards on both levels, together with access to the boarded loft via a ladder where the combination mains gas fired boiler can be found.

From the hall is a good sized kitchen/diner with a range of wall and base units incorporating integrated appliances such as fridge/freezer, dishwasher and washing machine. There is a door from here to the rear. On this level is the shower room with large walk in shower and bedroom two which is double aspect enjoying a pleasant aspect over the front garden.

Four steps down lead you to the generous lounge boasting a panoramic window to enjoy the view and a stone fireplace. There are two further bedrooms, a good sized double and a single, currently used as a study with patio doors to the rear and enjoying views.

Outside, the driveway gives access to the garage, with up and over door, power and light connected and a window to the rear. The gardens are lawned with mature flower beds and borders. A side gate leads to the rear extensive patio and steps down to a lawn with further flower beds, mature shrubs and compost area with steps up to the patio and door into the kitchen.

The property is located in a quiet cul-de-sac and within a convenient distance of the towns amenities and shops.







## Entrance Porch

## Entrance Hall

## Kitchen/Diner

13'10" x 10'11" (4.24m x 3.34m)

## Lounge

16'4" x 17'7" max. (4.98m x 5.38m max.)

## Bedroom 1

11'11" x 9'1" (3.65m x 2.79m )

## Bedroom 2

14'0" x 10'5" (4.28m x 3.20m)

## Bedroom 3/Study

7'11" x 7'10" (2.42m x 2.40m)

## Shower Room

7'10" x 6'5" (2.40m x 1.96m)

## Outside

## Garage

16'1" x 9'10" (4.92m x 3.00)

## Services

Mains water, electricity, drainage and gas. Combination boiler located in the loft via loft ladder.

## EPC

D63

## Local Authority

West Devon Borough Council - Tax Band E.

## 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.

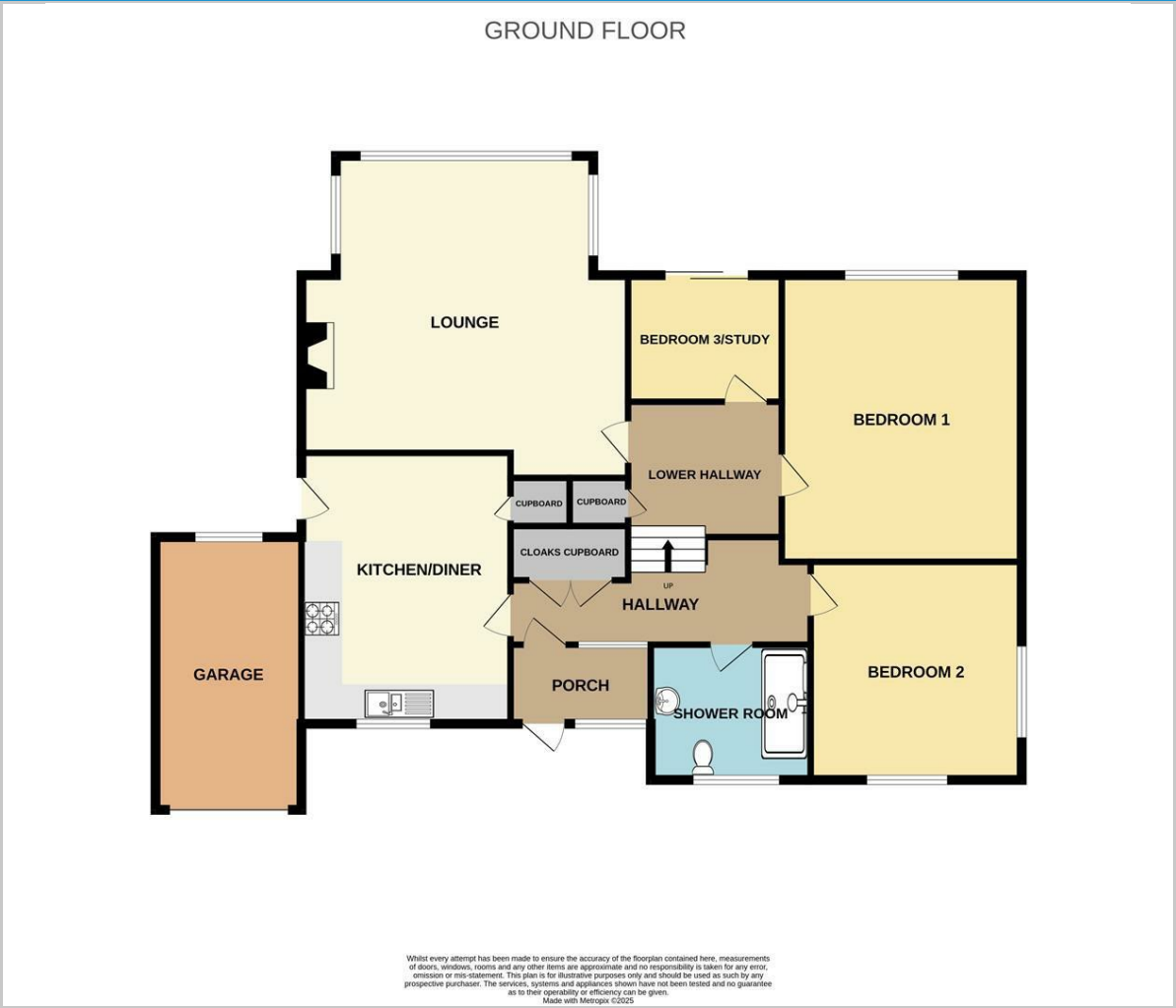
## Directions

From Bedford Square proceed along Plymouth Road, turn right at the Drake Statue roundabout then take the first exit at the following mini roundabout onto Callington Road. Continue passed the Catholic Church, turning left into Greensway Road. Turn right onto Daleswood Road then left onto Enningdale Road, where you will find the property on the left hand side.





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

