

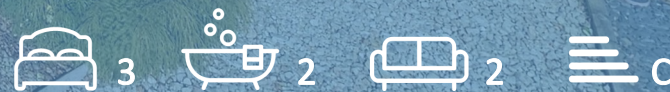


Town • Country • Coast



Summer Green
Lamerton, Tavistock

Guide Price £385,000



Summer Green

Lamerton, Tavistock

Tucked away on a large corner plot enjoying superb rural views, is this modern family home offering 3/4 bedrooms, well appointed accommodation with two bath/shower rooms, together with off road parking for three cars and good sized level enclosed gardens.

Built to a particularly high standard in 2019 with remainder of an NHBC Warranty, boasting privately owned solar panels, engineered oak flooring and oak veneer internal doors, underfloor heating to the ground floor and quality kitchen and bathroom fittings.

A welcoming entrance porch and hall with downstairs cloakroom and a study, which could be used as Bedroom four. The hall then leads to a double aspect sitting room with modern gas fire. The kitchen/diner is fitted with high gloss wall and base units under quartz worktops and integrated appliances include dishwasher, washing machine, fridge freezer, electric eye level oven and induction hob, and a door leads to outside.

Stairs with half landing and understairs cupboard housing the LPG gas fired boiler, then leads to the first floor. Master bedroom with double built-in wardrobes, large en suite walk in shower, dual head rainfall shower and his 'n' hers basins, with low level WC. Further double bedroom with double built-in wardrobe and a large single bedroom. The family bathroom has a shower over the bath, basin and WC.

To the front of the property approached over a shared entrance with one neighbour is a brick paved driveway for three vehicles. Side access leads to the enclosed level gardens with extensive patio, mature shrubs, small trees, flower beds and borders with seating areas and a timber store shed.

Enjoying stunning rural views to front and rear.





Entrance Porch
7'2" x 4'8" (2.20m x 1.43m)

Entrance Hall

Cloakroom

Study/Bedroom 4
10'4" x 7'3" (3.17m x 2.23m)

Sitting Room
19'5" x 10'4" (5.93m x 3.17)

Kitchen/Diner
14'11" x 10'11" (4.55m x 3.34m)

First Floor Landing

Master Bedroom
13'5" max x 13'3" (4.10m max x 4.04m)

En Suite Shower Room
10'2" x 5'2" (3.11m x 1.58m)

Bedroom 2
12'6" x 10'4" (3.82m x 3.15)

Bedroom 3
11'0" x 8'0" (3.36m x 2.46m)

Bathroom
6'4" 6'4" (1.95m 1.95m)

Services

Mains water, mains drainage, mains electricity, underground lpg tank for heating & hot water. Privately owned Solar Panels

Local Authority

West Devon Borough Council - Tax Band D

EPC
C76

Tenure
Freehold

Situation

The pretty village of Lamerton is located to the North West of the thriving market town of Tavistock. The village itself has a real sense of community and boasts a very popular pub, The Blacksmiths Arms and a well respected primary school. The nearby town of 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.

Directions

From Tavistock Town Centre take the Launceston Road up past Tavistock Hospital and follow the road all the way into the village of Lamerton. Proceed up the hill in the village until the entrance to Summer Green will be found on the right hand side, turn in here then immediately left and the property will be found in the corner.



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

