



Town • Country • Coast



Broadleigh Park, Tavistock
Guide Price £340,000



Broadleigh Park, Tavistock

Built in 2023, with 8 years remaining NHBC warranty, this immaculately presented semi-detached modern family home offers spacious and light accommodation with three bedrooms, one with en suite, generous living, dining and kitchen, together with particularly large enclosed level gardens and driveway parking.

Bright and fresh, the welcoming entrance hall has a useful downstairs cloakroom and stairs leading to the first floor. A further door leads to a generous kitchen/diner fitted with an attractive range of wall and base units with breakfast bar, integrated fridge freezer and washing machine. Eye level electric oven, induction hob with canopy extractor over, under unit lighting and square edge worktops. Wall mounted gas fired boiler. Useful storage cupboard and ample dining space with patio doors into the gardens. A light airy living room is a perfect place to relax, with pleasant aspect to the front.

On the first floor, three good sized bedrooms, all with fitted mirrored wardrobes and the master boasting a well appointed shower room with mains fed shower. A further well appointed bathroom also with a mains fed shower over the bath, large vanity basin with cupboards below.

Outside, the driveway provides off road parking for at least two cars and a gate into the rear enclosed level gardens, beautifully landscaped with extensive patio, raised bed, outside tap, two useful timber store sheds, measuring 10ft x 8ft and 7ft x 5ft.





Entrance Hall

Cloakroom

5'11" x 3'5" (1.81m x 1.06m)

Lounge

14'10" x 10'2" (4.54m x 3.10m)

Kitchen/Dining Room

18'1" x 12'2" (5.53m x 3.72m)

First Floor Landing

Master Bedroom

10'10" x 12'2" max (3.31m x 3.71m max)

En Suite Shower Room

7'6" x 5'8" (2.30m x 1.75m)

Bedroom 2

9'11" x 8'9" (3.02m x 2.67m)

Plus wardrobes

Bedroom 3

8'9" x 4'11" (2.67m x 1.51m)

Plus wardrobes

Bathroom

6'5" x 4'8" (1.96m x 1.44m)

Services

Mains water, electricity, drainage and gas.

Local Authority

West Devon Borough Council - Tax Band D

EPC

B85

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 Tavistock Town Centre, follow West Street and take the second exit at the mini roundabout onto the Launceston Road. Follow the road past the hospital on your left and round the corner where the entrance to the estate will be on the left. On entering the estate, follow the road around to the right and continue along where the property can be found on your right 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.

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.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

