



Town • Country • Coast



Yellowmead Tor Close

Tavistock

Guide Price £390,000



## Yellowmead Tor Close

Tavistock

This immaculately presented, detached house with three bedrooms, pretty garden, driveway and garage is located in a quiet cul-de-sac location on a popular new development on the fringe of Tavistock.

The double fronted home boasts a spacious and bright living room with large windows and patio doors out to the garden, allowing natural light to flood in as well as a generous kitchen/diner with integrated fridge freezer, a breakfast bar and space for a dining table, perfect for family meals or entertaining.

A handy utility room sits just off the kitchen and also allows access to the garden. There is also the benefit of a WC on the ground floor.

Upstairs, the master bedroom has triple aspect windows and allows plenty of space for bedroom furniture as well as having built in wardrobes and an en-suite shower room. The second bedroom is also a generous double, again with built in wardrobes and there is also a third single bedroom.

The family bathroom comprises a white suite with a shower over the bath.

Outside the garden has been lovingly tended to with a lawned area bordered on three sides by a full flowerbed bursting with colour and a patio for sitting and enjoying the sunshine. A paved path leads up the garden to a rear gate which gives access to the driveway and garage with an electric charging point.

There is also the benefit of a communal greenspace in the cul-de-sac and the property still has 6 years remaining under the NHBC warranty.





#### Entrance Hall

#### Living Room

18'1" x 10'10" (5.52 x 3.31)

#### Kitchen/Diner

18'0" x 8'7" (5.50 x 2.64)

#### Downstairs WC

5'6" x 4'9" (1.70 x 1.47)

#### Utility

5'2" x 6'7" (1.58 x 2.02)

#### Bedroom 1

10'11" (18'1" into en-suite entrance) x 9'8" (3.34 (5.53 into en-suite entrance) x 2.96)

#### Bedroom 2

10'5" x 11'10" (max (3.19 x 3.61 (max)

#### Bedroom 3

11'10" (max) x 7'4" (3.61 (max) x 2.24)

#### Family Bathroom

8'1" x 5'6" (2.48 x 1.68)

#### Garage

19'3" x 9'9" (5.89 x 2.99)

#### Tenure

Freehold. The vendor pays £239.05 per year to the managing agents of the estate for the maintenance of the communal green.

#### Services

Mains gas, electricity, drainage and metered water.

#### Council Tax Band

D

#### EPC

B/83

#### 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 the A390 Callington Road up past the church to the roundabout, taking the first exit into The Tors. Take the first left into Yellowmead Tor Close and the property can be found 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

