



Town • Country • Coast



Staple Tor Road  
Tavistock

Guide Price £340,000



# Staple Tor Road

Tavistock

NO ONWARD CHAIN! Immaculately presented, spacious and versatile end of terrace three/four double bedroom family home, with open plan living on the ground floor overlooking beautifully landscaped gardens and a only a few steps from a garage with parking space. Enjoying superb views across the town, countryside and moors beyond.

Situated on this newly established development, built to a particularly high standard by Bovis Homes, with 6 years remaining NHBC Warranty. This family home has been well thought out for those with either a large family or looking for flexible accommodation.

The larger than average entrance hall has a useful utility and cloakroom, with a wall mounted combination mains gas fired boiler. A door then leads into the large open plan kitchen/dining/living room with patio doors overlooking the rear deck and gardens. Plantation shutters create a particularly relaxing area either for lounging or dining whilst enjoying the view. The kitchen has been carefully thought out with high quality fitted matt finish wall and base units, with under unit lighting and integrated appliances including dishwasher, fridge freezer and electric oven with mains gas hob.

On the first floor is a lounge overlooking the superb views. This room could be a bedroom if preferred. On this floor is another double bedroom and bathroom. Stairs rise to the second floor with two further generous double bedrooms and a well appointed shower room with large walk-in cubicle and mains fed shower over.

Outside, there are small gardens to the front and to the rear of the property is a beautifully landscaped garden with lawn, well stocked flower beds and borders and composite decked terrace to enjoy the garden and views. A timber gate to the rear, with path, leads to a single garage en block and off road private parking space. The neighbouring two properties share this path to their garages.





**Entrance Hall**  
8'10" x 7'6" (2.71 x 2.29)

**Utility/Cloakroom**  
6'4" x 5'4" (1.95 x 1.65)

**Kitchen/Dining/Living Room**  
21'7" x 15'5" (6.58 x 4.72)

**First Floor Landing**

**Lounge/Bedroom 4**  
15'6" x 13'6" (4.74 x 4.12)

**Bedroom 3**  
8'7" x 8'7" (2.62 x 2.63)

**Bathroom**  
6'10" x 6'3" (2.09 x 1.92)

**Second Floor Landing**

**Bedroom 1**  
15'6" x 13'5" (4.73 x 4.10)

**Bedroom 2**  
15'6" (max) x 9'2" (4.73 (max) x 2.8)

**Shower Room**  
7'2" x 6'10" (2.2 x 2.1)

**Garage**  
19'8" x 9'10" (6.00m x 3.00m)

**Tenure**  
Freehold

**Services**

Mains gas, electricity, drainage and metered water. There is an annual estate maintenance charge of £239.05.

**Council Tax Band**

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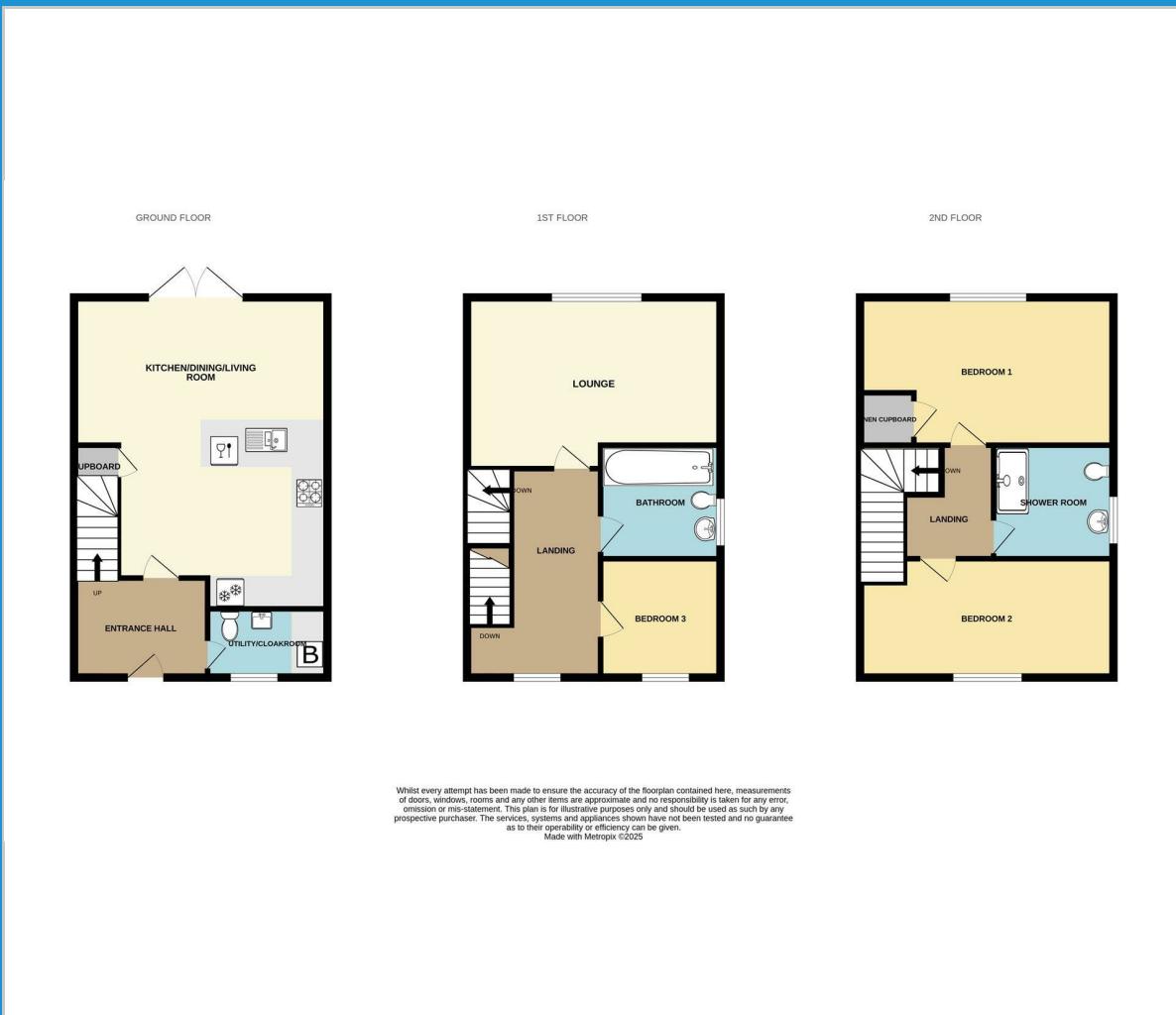
**EPC**  
B/85

**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.



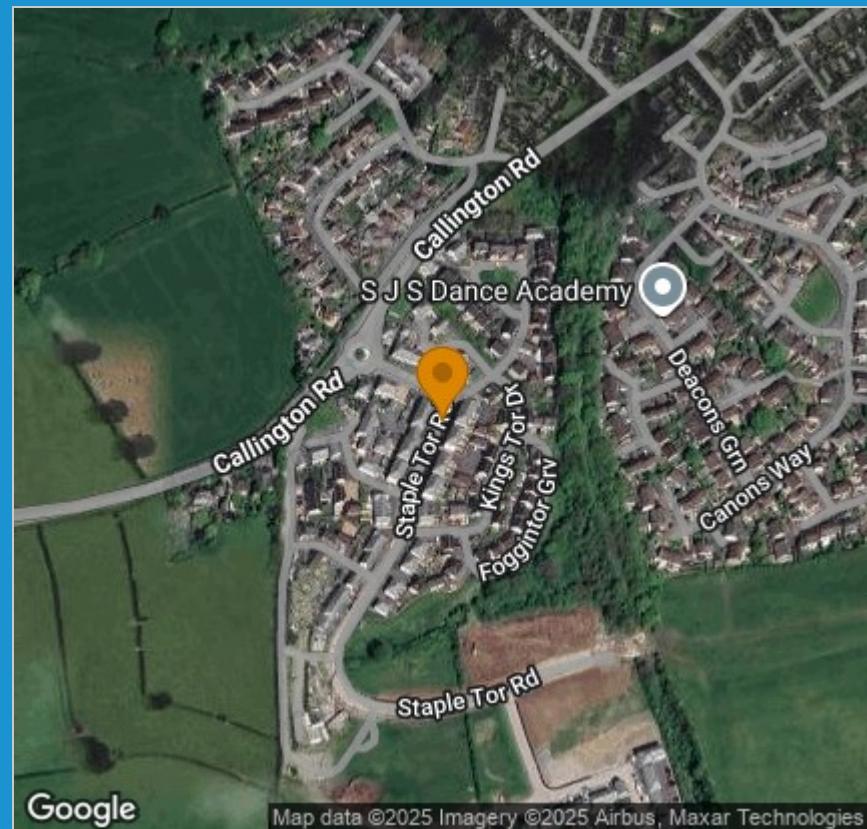
## Floor Plan



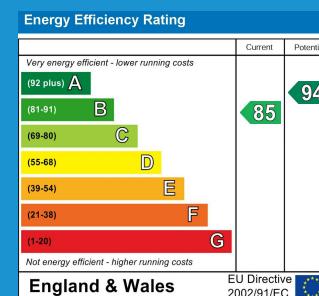
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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