



## 4 Cowslip Avenue

Broadleigh Park, Tavistock, PL19 8FR

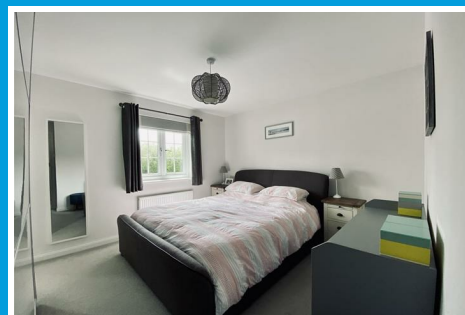
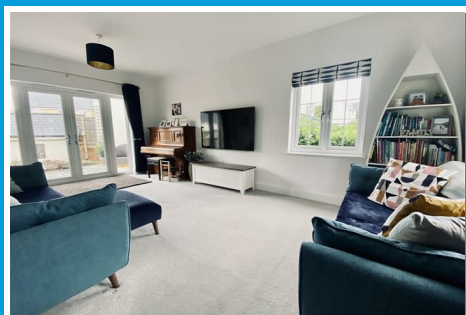
£500,000



# 4 Cowslip Avenue

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## COWSLIP AVENUE, TAVISTOCK, PL19 8FR

### ACCOMMODATION

Composite front door with obscure glazed panel opens up into:

### GROUND FLOOR

#### ENTRANCE HALL

7'3" x 7'1" (2.22m x 2.16m)

Welcoming hallway with staircase leading up to the first floor landing. Wooden door with glazed panel opens up into the kitchen/diner. Further doors open up to the cloakroom and also the lounge.

#### CLOAKROOM

6'5" x 3'4" (1.98m x 1.04m)

Matching suite comprising close coupled WC and wall mounted wash hand basin with a splash back. Tiled effect vinyl flooring. Extractor fan.

#### LOUNGE

19'10" x 11'11" (6.06m x 3.65m)

Triple aspect room with uPVC double glazed window to the front, to the side and further uPVC double glazed french doors with windows either side opening up out to the rear garden.

#### KITCHEN/DINER

19'10" x 12'1" (6.06m x 3.7m)

An open plan room with attractive matching base and wall mounted units incorporating twin oven, dishwasher and fridge/freezer. Roll edge laminate work surfaces have inset 4 ring induction hob with extractor hood over, one and a half bowl sink unit with mixer tap and matching up stands. Breakfast bar with roll edge laminated work surface with base units under. Ample

space for a dining table. A triple aspect room with uPVC double glazed window to the front, side and also the rear. Ceiling spotlights. Continuation of tiled effect vinyl flooring. Door opens up into:

#### UTILITY ROOM

7'0" x 5'5" (2.15m x 1.67m)

Matching base and wall units with space below for a tumble dryer and washing machine. Door to wall mounted cupboard which conceals the Ideal Logic boiler. Further door to under stairs storage cupboard. Extractor fan. Composite rear door with obscure double glazed panel opening up out to the rear garden. Continuation of tiled effect vinyl flooring.

#### FIRST FLOOR LANDING

Access hatch to roof void. Doors leading off to the bedrooms and also the bathroom. Further door to a storage cupboard. uPVC double glazed window to the rear overlooking the garden.

#### BEDROOM ONE

12'10" x 12'5" plus door access (3.93m x 3.8m plus door access)

uPVC double glazed window to the front. Door opening up into:

#### EN SUITE

9'8" x 4'7" max (2.96m x 1.42m max)

Matching suite of fitted shower cubicle with dual shower heads, both hand held and rainfall, close coupled WC and wall mounted wash hand basin. Chrome heated towel rail. Fitted wall mounted high gloss cupboard and further fitted mirrored medicine cabinet. Tiled effect flooring. Obscure uPVC double glazed window to the front. Ceiling spotlights. Extractor fan.

## BEDROOM TWO

10'9" x 10'3" plus door access (3.3m x 3.13m plus door access)

Dual aspect room with two uPVC double glazed window to the front and also to the side.

## BEDROOM THREE

12'5" x 8'9" (3.81m x 2.67m)

Dual aspect room with uPVC double glazed window to the side and rear overlooking the garden.

## BEDROOM FOUR

8'11" x 8'1" (2.74m x 2.47m)

Currently used as a study. uPVC double glazed window to the rear overlooking the garden.

## BATHROOM

10'0" x 5'6" (3.07m x 1.68m)

Attractive matching white suite comprising panelled bath with shower over, close coupled WC and wall mounted wash hand basin. Part tiled walls. Wall mounted high gloss storage cupboard. Chrome heated towel rail. Tiled effect flooring. Obscure uPVC double glazed window to the front.

## EXTERNALLY

The property is approached via a wrought iron gate which leads to a paved patio leading to the front door, bordered on both sides by sections of mulch with inset shrubs and plants. To the side of the property is a tarmac drive way allowing off road parking for up to two vehicles to the fore of the garage and electric car charging point. To the rear, an enclosed landscaped garden which consists of a large paved patio seating area with flower bed and shrub border, with some steps leading down to the main section of garden which is laid to lawn.

## GARAGE

20'0" x 9'10" (6.1m x 3m)

Single garage. Up and over door. Light and power available.

## AGENTS NOTE

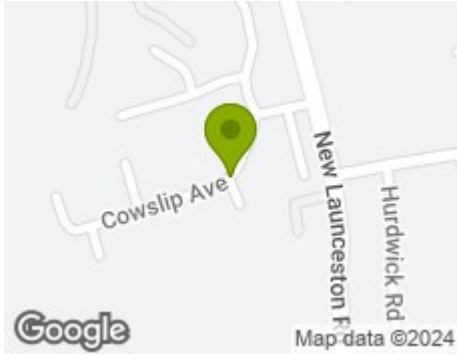
Tenure - Freehold.

West Devon Council Tax - Band E.

Estate Management HLM Property - Annual charge £158.69.



## Road Map



## Hybrid Map

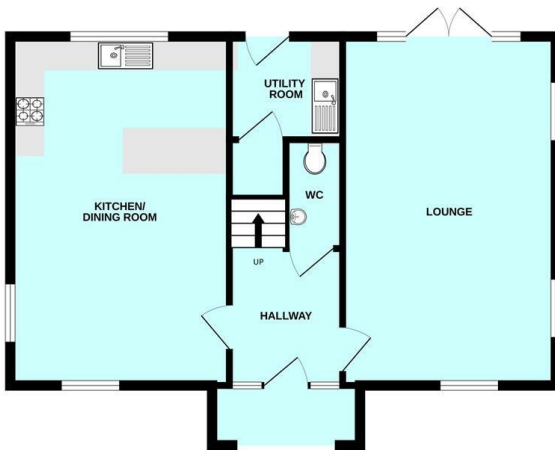


## Terrain Map

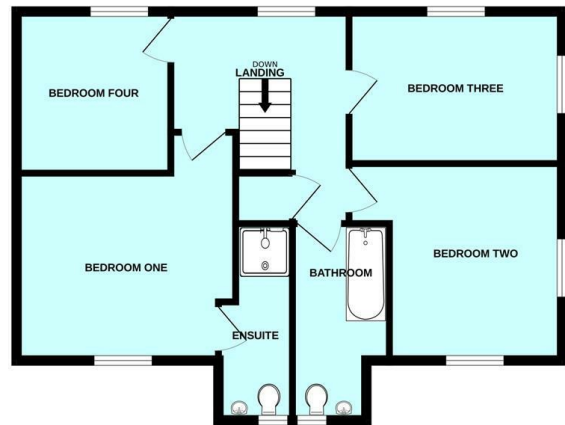


## Floor Plan

GROUND FLOOR



1ST FLOOR

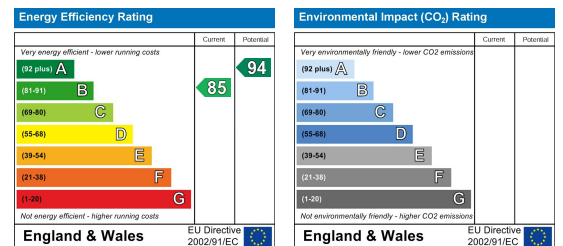


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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