



## 15 Maple Close

Tavistock, PL19 9LL

Offers in the region of £270,000



This 3-bedroomed home is located in a sought after cul-de-sac in the popular Bishopsmead estate of Tavistock. Conveniently situated within close proximity of local schools and under a mile away from the bustling market town, this is an opportunity not to be missed!





## ACCOMMODATION

Step through the front door into the entrance hallway, which leads you into a cosy lounge area featuring an electric fire and a convenient understairs cupboard. The adjoining dining room offers delightful views over the estate and countryside. An opening connects the dining room to the well-equipped kitchen, which includes space for a washing machine and under-counter fridge and electric cooker. The kitchen also has a patio door that opens up to the rear garden.

Upstairs are two double bedrooms, one with a storage cupboard and one single room with a storage cupboard. The shower room features a white suite and floor to ceiling tiles.

## OUTSIDE

At the front of the property, you'll find a lawned area complemented by a paved section near the front door. The driveway leads to a single garage equipped with power and a pedestrian door that opens to the rear garden. Here, you'll also discover an outdoor tap for convenient water access. The rear garden is designed over two levels. The upper level features a paved area, perfect for some alfresco dining, with steps leading down to a lower section, previously used as a vegetable patch. This lower area is now a blank canvas of rough soil, ready for you to make your own!

## SITUATION

Tavistock, nestled in the heart of a breathtaking natural landscape, is a charming West Country Market Town and World Heritage site. This idyllic town boasts an array of attractions, from its shopping scene to its variety of schools and recreational opportunities. Wander through Tavistock's town centre, and you'll be greeted by a bustling ambiance, with local independent shops, quaint cafes, and inviting pubs. A stroll through the meadows park presents an enchanting canal walk, unveiling glimpses of the town's rich history. A short walk from the property will lead you to the local shops. From there, you'll find the added convenience of a regular bus service to Plymouth, allowing you to explore the wider region and make the most of the available transportation link.

## SERVICES

The property is connected to mains water, drainage, gas and electricity. The council tax is West Devon, band C.

## DISCLAIMER

The information presented serves only as a guide and should not be regarded as a factual statement, representation, or guarantee.

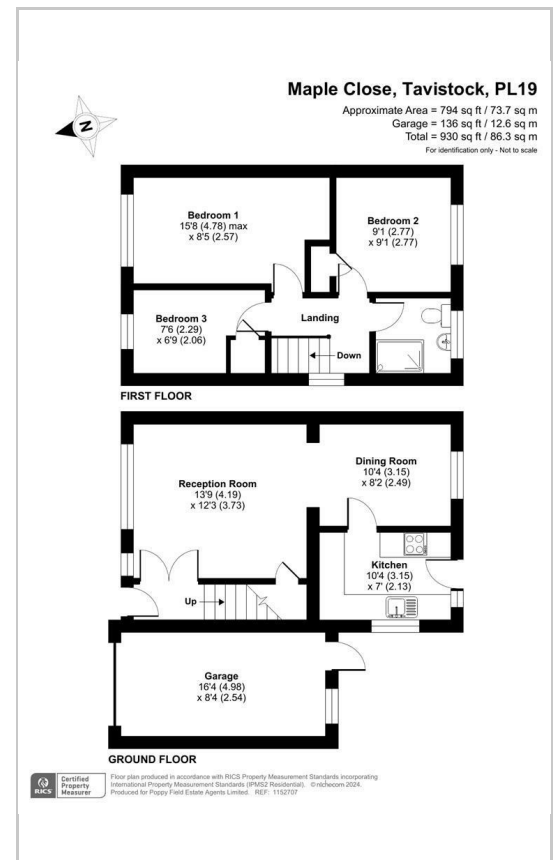
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## Area Map



## Floor Plans



## Energy Efficiency Graph

