



7 ELM CLOSE
O.I.R.O £375,000

Spacious Four Bed Link Detached Family Home, Tavistock

 **4 Bedrooms**

 **2 Bathrooms**

 **2 Reception Rooms**

 **EPC Rating: D (68)**

MILLER TOWN & COUNTRY
exp UK



- » Front Porch
- » Spacious Lounge Opening to Dining Room
- » Kitchen with Rear Porch/Boot Room
- » Four Bedrooms, Main with En-Suite
- » Front and Rear Gardens
- » Garage and Driveway
- » No Onward Chain

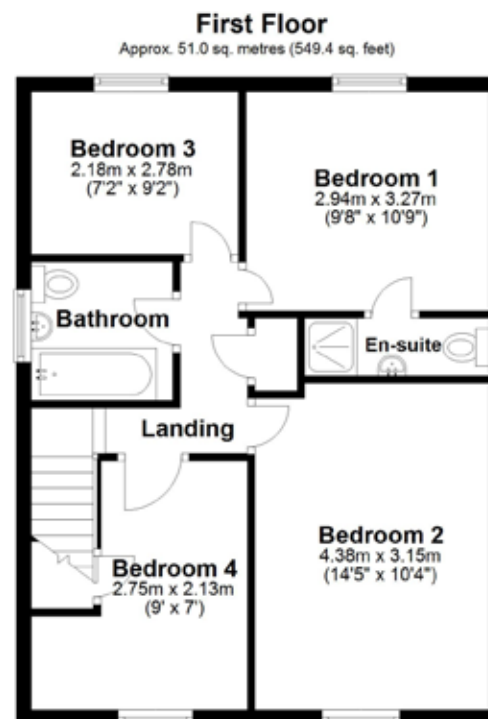
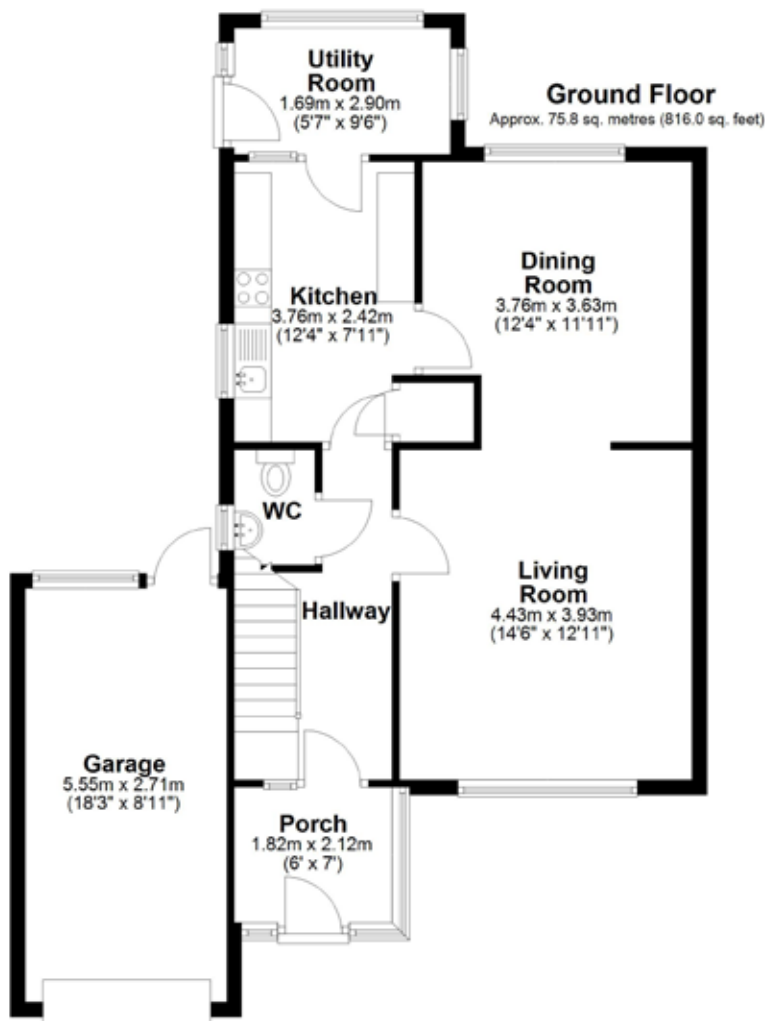
The Property

This well presented four bedroom link detached house situated in a set back position, not only offers spacious accomodation with plenty of natural light, but is also easily accessible to the main road into Plymouth. The front porch is useful for taking off shoes and coats before entering the hallway, where a convenient cloakroom WC can be found. The spacious living room overlooking the front opens to the dining room at the rear giving plenty of natural light at either end. The kitchen is adjacent and an extension has been added with potential for use as a utility room. Upstairs there are four bedrooms, two good size doubles, one with en-suite, and two singles, all serviced by a main bathroom.



Location

Sat in a set back position, this property is within a level walk of Tavistock College and Whitchurch or Tavistock primary school, as well as the town amenities and local supermarkets. It is also well positioned for anyone wishing to commute to Plymouth by car or by bus.



Total area: approx. 126.9 sq. metres (1365.5 sq. feet)

7 Elm Close

Ground Floor

Porch 6'0" x 7'0"

Living Room 14'6" x 12'11"

Dining Room 12'4" x 11'11"

Kitchen 12'4" x 7'11"

Extension/Utility Room 5'7" x 9'6"

WC 2'9" x 4'4"

First Floor

Bedroom 4 9'0" x 7'0"

Bedroom 2 14'5" x 10'4"

Bedroom 1 9'8" x 10'9"

En-Suite 2'6" x 8'2"

Bedroom 3 7'2" x 9'2"

Bathroom 6'3" x 6'1"

Garage 18'3" x 8'11"

Outside

There is a secure garden at the rear which is mostly laid to lawn, with a patio seating area, fence boundaries and rear access to the garage. The front garden is laid to lawn with hedge boundaries and sits alongside a private driveway giving access to a single garage.

Services: Mains gas, electric, water and sewerage.

Council Tax Band: D

Tenure: Freehold

Agents Note: Title register is noted to contain potential restrictions and rights, buyer is advised to review title and take advice from their solicitor'



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VIEWING:

Strictly through the vendor's sole agents

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