



D. R. Kivell
COUNTRY PROPERTY

7 Trenance Drive
Lamerton, Devon



7 Trenance Drive

Lamerton, Tavistock, Devon, PL19 8QN

Tavistock 3.5 miles · Plymouth 20 miles · Exeter 42 miles

 3 Bedrooms  2 Reception Rooms  EPC D58

7 Trenance Drive is located in an exclusive small development of 8 houses within the popular village of Lamerton, to the north west of the thriving market town of Tavistock. Lamerton has a primary school, village hall, playing field and the renowned public house, The Blacksmiths Arms. Tavistock is 3.5 miles to the south east, provides an excellent selection of individual shops, supermarkets, traditional pannier market, restaurants, public houses, hotels, doctors, dentist surgeries, leisure facilities, private and state education.

This well presented and spacious 3 double bedroom detached house within the popular village of Lamerton, benefits from a integral garage, uPVC double glazed windows, LPG gas central heating and a level south facing garden.

The accommodation briefly comprises: On the Ground Floor; Front door part obscured glazed uPVC door leading to; Entrance Hall; Tiled floor, Door to Integral Garage; Up and over door, fitted wall and base units with roll top work surface, space and vent for tumble dryer, light and power connected, Worcester LPG gas boiler. Kitchen; Tiled floor, fitted wall and base units under granite effect roll top work surface, integral Zanussi washing machine and fridge / freezer, 1 ½ bowl stainless steel sink and drainer, Electrolux electric hob, extractor hood above, eye level integrated Neff electric oven, separate grill and undercounter dishwasher, window to front. Cloakroom; Tiled floor, wash basin, and W/C. Sitting / Dining Room; Spacious room with window overlooking the garden, playing fields and countryside beyond, Gazco LPG fire, understairs storage cupboard, French doors lead to; Conservatory; half height dwarf walls with uPVC; windows and glass roof, wood laminate flooring, single door step down to patio and garden.

Stairs rise to first floor with half landing. Large landing with loft hatch. Airing cupboard; Ariston Hot water tank with shelf above. Bedroom 1; A large double room with two windows overlooking the garden, playing field and views to the countryside beyond, fitted wardrobe and space for additional free standing

wardrobe. En suite; Tiled floor, wash basin with vanity unit, fully tiled corner shower cubicle, obscured uPVC double glazed window, heated towel rail and W/C. Family Bathroom; Tiled floor, wash hand basin with vanity unit, heated towel rail, W/C, double width shower enclosure with easy clean tile effect wall panels, uPVC obscured window. Bedrooms 2 and 3 are both generous doubles with aspect to the front. There is an attic with potential for conversion and has a uPVC double glazed window to one end.

Outside

To the front of the house is a herringbone brick paved parking space in front of the single garage, small lawned garden to the side. A paved path leads through a gate to the side of the house providing access to the rear garden. The rear south facing garden has views over the playing field and countryside beyond. There is a patio area adjacent to the conservatory perfect for alfresco dining and entertaining with a lawned garden bordered by stone faced well stocked mature flowerbed interspersed with plants and shrubs. Paved path lead to a further patio seating area.





Local Authority

West Devon Borough Council, Kilworthy Park, Tavistock, Devon, PL19 0BZ. 01822 813600

Tenure

The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements

Accompanied viewings are strictly by appointment with D. R. Kivell Country Property 01822 810810.

What3words Location Finder

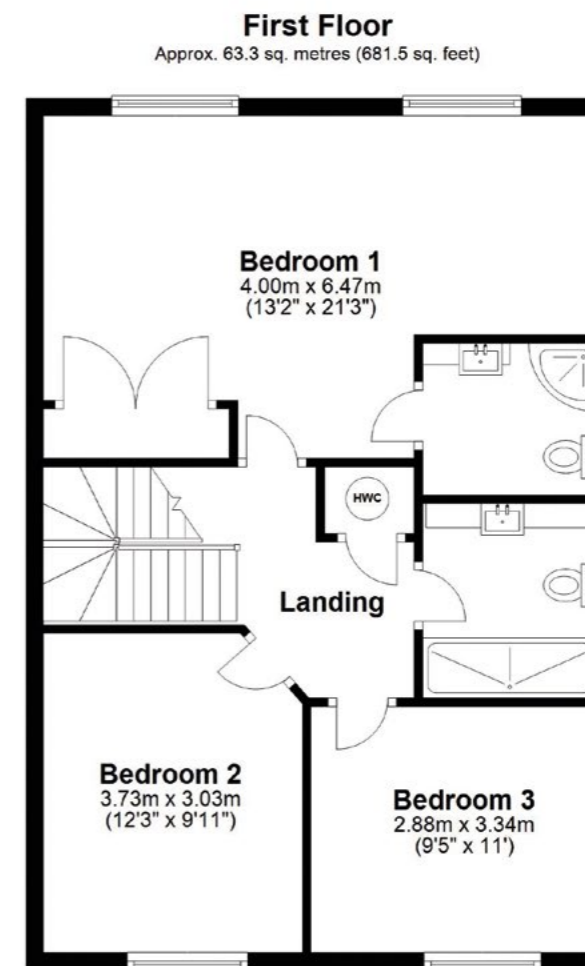
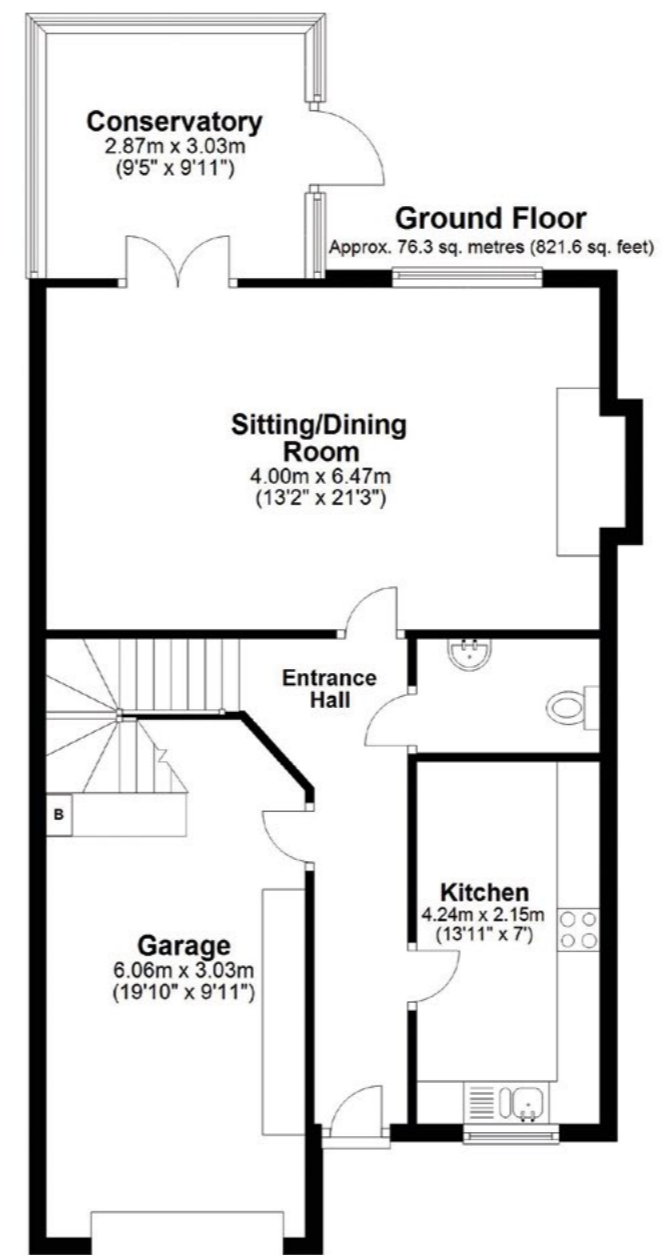
///upstairs.pheasants.courts

Directions

From Tavistock proceed on the A390 Launceston. Proceed for approximately 3 miles and immediately after The Blacksmith Arms take the right turn onto Green Hill. After approximately 170 yards take the right turn into Trenance Drive and then right again, the property will be found on your left.

Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



Total area: approx. 139.6 sq. metres (1503.1 sq. feet)

Produced by Energy Performance Services for identification purposes only. Plan produced using PlanUp.

Services

Water	Mains
Drainage	Mains
Electricity	Mains
Heating	LPG Gas Central Heating & Gas LPG stove in the sitting room
Telephone	Open Reach Connection www.checker.ofcom.org.uk
Broadband	Open Reach Connection www.checker.ofcom.org.uk
Mobile Signal	checker.ofcom.org.uk
Council Tax Band	E
EPC	D58

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



DRK

Tel 01822 810810

Email sales@drkivell.co.uk Web drkivell.co.uk

South Brentor, Tavistock, Devon PL19 0NW
121 Park Lane, Mayfair, London W1K 7AG

