



mansbridgebalment

TAVISTOCK

OIEO £160,000



64 Deacons Green, Tavistock PL19 8BN

SITUATION AND DESCRIPTION

Offered with no onward chain, a well presented two double bedroom mid-terrace home, nicely positioned in an elevated position with no rear neighbours and enjoying far-reaching countryside and moorland views towards Cox Tor. The property benefits from valuable off road parking for two vehicles and rear garden and is well situated in a cul-de-sac location in a popular residential area within walking distance of good schooling, the town centre and all its amenities.

The light and airy accommodation briefly comprises: kitchen/dining room, sitting room, landing, two double bedrooms and bathroom. The property also benefits from gas fired central heating and PVCu double glazing throughout.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Obscure PVCu double glazed front door with storm porch leads into:

SITTING ROOM

15' 6" x 11' 10" (4.72m x 3.61m)

Television point; telephone point; angled staircase rises to first floor with small built-in understairs storage cupboard; laminate flooring; PVCu double glazed window to front with far-reaching countryside and moorland views towards Cox Tor; double radiator; door into:

KITCHEN/DINING ROOM

11' 10" x 9' 4" (3.61m x 2.84m)

Fitted with a range of matching wall and base cabinets with roll top worksurfaces with tiled splashbacks; inset stainless steel single sink unit with drainer and built-in Delonghi stainless steel oven and grill with matching inset four ring gas hob above with stainless steel extractor fan over; space and plumbing for automatic washing machine; space for upright fridge/freezer and additional under-counter appliance; spotlighting; tiled flooring; wall mounted Apollo gas fired boiler; PVCu double glazed window to rear overlooking garden; PVCu double glazed sliding patio door to rear leading out onto garden; double radiator.

FIRST FLOOR:

LANDING

Access to loft space; doors to all first floor rooms.





BEDROOM ONE

11' 10" x 9' 3" (3.61m x 2.82m)

Exposed wooden floorboards; PVCu double glazed window to rear overlooking garden; radiator.

BEDROOM TWO

11' 10" x 7' 1" (3.61m x 2.16m) minimum not including recess

PVCu double glazed window to front with lovely far-reaching countryside and moorland views toward The Pimple and Cox Tor; radiator.

BATHROOM

8' 10" x 4' 8" (2.69m x 1.42m)

Part-tiled and fitted with a white suite comprising panelled bath with Triton T80 shower over with shower screen, low level WC, pedestal wash handbasin; built-in airing cupboard housing a lagged water cylinder with immersion and shelving; stainless steel heated towel rail.

OUTSIDE:

The property has no rear neighbours and backs onto the old railway embankment. To the front there is a double width driveway providing valuable off-road parking for two vehicles and steps from here lead up to the main front entrance.

The rear garden is completely enclosed by wooden panelled fencing to both sides and a natural Devon bank to the rear boundary. Immediately to the rear is a paved patio area providing an ideal space for outside dining with a brick paved pathway running through the garden to the rear where there is a useful wooden garden shed (measuring approximately 6' x 4'). The remainder of the garden could either be laid to lawn or used for the growing of fruit and vegetables.



SERVICES

Mains electricity, mains gas, mains water and mains drainage.

OUTGOINGS

We understand this property is in band 'B' for Council Tax purposes.

VIEWING

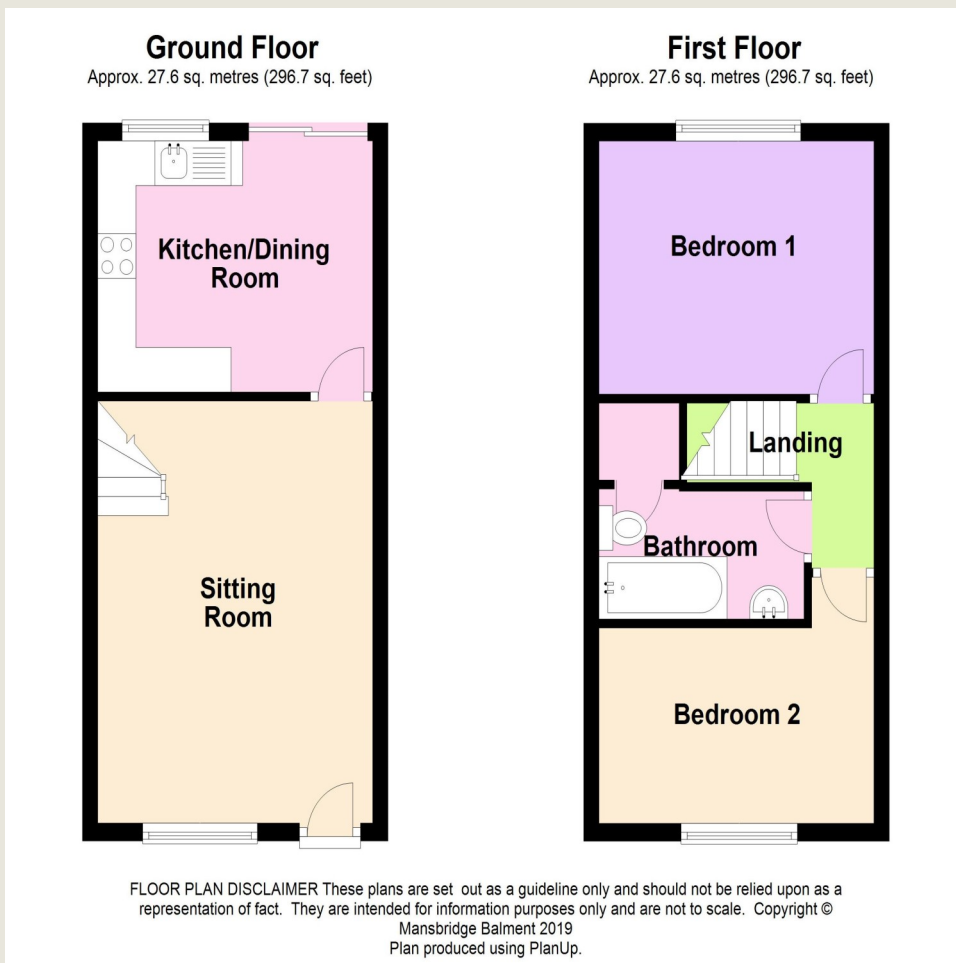
By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

Leave Tavistock's Bedford Square via Plymouth Road. Turn right at Drake Statue and proceed to the mini roundabout. Turn left into Callington Road and proceed up the hill, past the Catholic Church on the left hand side. Take the second turning on the left into Monksmead. Follow the road down the hill, turning right into Deacons Green. Take the second turning on the right hand side and follow the road around to the left where the property will be found on the right hand side as indicated by our 'For Sale' sign.

BETTER **COVERAGE**, WIDER **CHOICE**

MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



BEDFORD COURT · PLYMOUTH ROAD · TAVISTOCK · PL19 8AY
Tel: 01822 612345
E: tavistock@mansbridgebalment.co.uk



TAVISTOCK · YELVERTON · BERE PENINSULA
OKEHAMPTON · LONDON MAYFAIR

* PL19, PL20, EX20

Mansbridge Balment for themselves and for the sellers/landlords of this property whose agents they are give notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Mansbridge Balment has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.