view property

Town • Country • Coast

Oak Road

Tavistock

Offers In Excess Of £375,000

4 2 1 C

Oak Road

Tavistock

This beautifully presented family home has been significantly improved and extended by the current owners to offer a spacious, four double bedroom family home, boasting open plan living, downstairs WC, utility room, four good sized bedrooms, one with ensuite, in a highly popular area on the fringes of Tavistock. Located on the popular Bishopsmead development, this property has parking to the front and ample to the rear.

The front door leads into a vestibule, which opens into a generous family dining room. A large opening leads through to the open plan Kitchen/Living Room - a spacious area ideal for modern family living.
The kitchen has gloss wall and base units with a useful breakfast bar. The living room is bright with large patio doors opening onto the garden, perfect for letting in fresh air on summer days.
There is a large utility room to the rear of the property with space for three under counter appliances currently housing a washing machine, tumble dryer and extra freezer and another sink. There is also the downstairs WC and access to the rear garden.

Upstairs there are four bedrooms all double in size, one with an ensuite shower room and a family bathroom with bath and shower over.

Outside to the front there is a parking space with low maintenance front garden. The rear garden wraps around the property, with a level lawned area and gravelled to the rear with a shed and a small section used as a vegetable patch. A gate leads out to further parking to the rear.

Entrance Vestibule

Dining Room
19'2" (max) x 11'10" (5.85 (max) x 3.63)

Kitchen Area
11'6" x 10'4" (3.53 x 3.16)

Living Area
16'9" x 12'6" (5.13 x 3.82)

Utility Room
12'5" x 8'0" (max) (3.81 x 2.45 (max))

Downstairs WC

Bedroom 1
11'7" x 10'10" (3.55 x 3.32)

Bedroom 2
11'11" x 9'8" (3.65 x 2.96)

Ensuite
8'7" x 2'10" (2.63 x 0.88)

Bedroom 3
11'7" x 9'3" (3.54 x 2.83)

Bedroom 4
11'10" x 8'1" (3.63 x 2.48)

Bathroom

Tenure
Freehold

Services
Mains gas, electricity, drainage and metered water.

Council Tax Band
B

EPC
C/78

Situation
The property is located within the hugely popular 'Bishopsmead' development, within close proximity to Whitchurch primary school and local supermarkets and on the fringe of Tavistock. Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of located and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

Directions
From Tavistock town centre proceed along the A386 passing Morrisons, Tesco & Lidl, turn left into Bishopsmead and then left into Oak Road. The property can be found on the right hand side just as the road bends round to the right.

Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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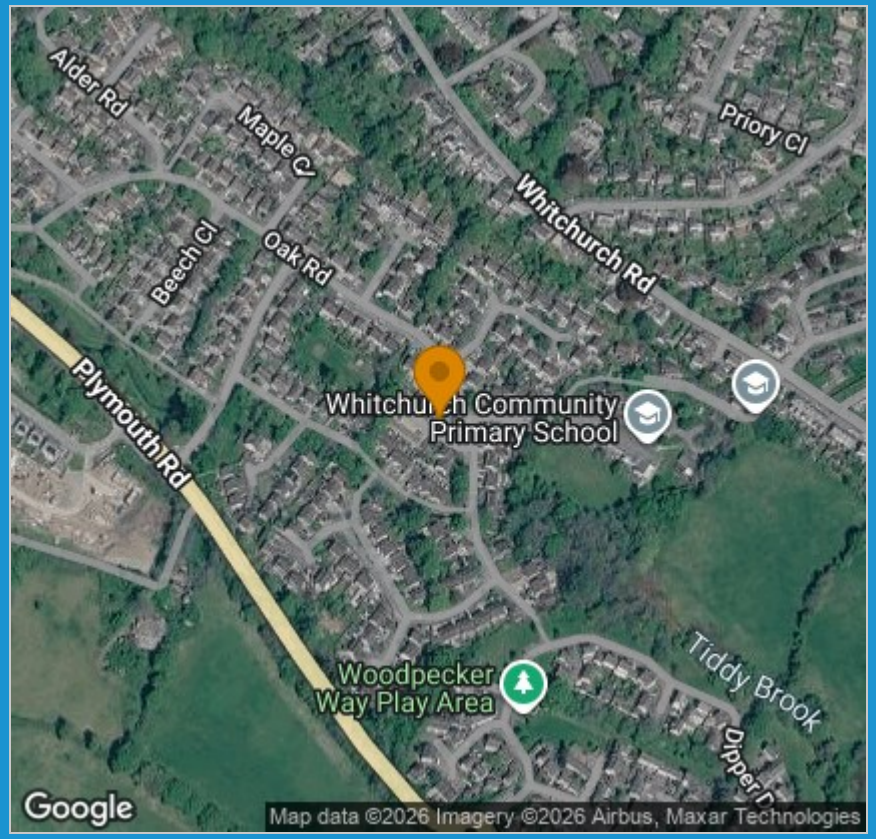
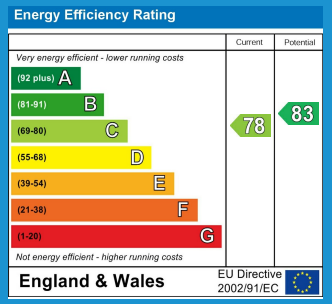
Area Map



Energy Efficiency Graph



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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