



Town • Country • Coast



Maudlins Park

Tavistock

Guide Price £425,000



Maudlins Park

Tavistock

A beautifully cared for and immaculately presented three double bedroom detached bungalow, offering generous and well-proportioned accommodation together with delightful gardens, off-road parking and stunning far reaching views across the town, Catholic Church and countryside beyond. Positioned within a short convenient walk of amenities and the town centre.

A welcoming porch and large entrance hall leads into this comfortable home, with spacious rooms including a sitting room with woodburning stove, kitchen/diner having been recently refitted with attractive soft close high gloss wall and base units, incorporating a ceramic 1.5 bowl sink unit, pan drawers, eye level oven and large electric hob with modern extractor over. Wall mounted mains gas fired boiler, installed just five years ago. Space for white goods and ample space for dining table and chairs. A door leads to a day/family room with patio doors onto a decked terrace, perfect for al fresco dining. The main bedroom enjoys the convenience of an ensuite shower room, two further double bedrooms complemented by a generous shower room with walk-in shower, mains fed rainfall and detachable showers in both shower rooms.

Outside, there is a drive providing off road parking and shallow easy to rise steps lead to the lawned gardens with mature shrubs. A further area to the side and rear with decked terrace enjoying a good degree of privacy and providing an ideal space for relaxing and enjoying the lovely outlook.

Located only a short walk from the town centre and all its amenities.





Entrance Porch

Entrance Hall

Sitting Room

15'5" x 14'0" (4.70 x 4.27)

Kitchen/Diner

12'5" x 8'11" (3.81 x 2.74)

Day Room

10'5" x 6'9" (3.20 x 2.08)

Bedroom 1

15'5" max into recess x 14'0" (4.70 max into recess x 4.27)

Ensuite Shower Room

8'10" x 2'6" (2.71 x 0.78)

Bedroom 2

15'8" x 8'9" (4.80 x 2.67)

Bedroom 3

12'5" x 8'11" (3.81 x 2.74)

Shower Room

8'3" x 7'1" (2.52 x 2.18)

Tenure

Freehold

Services

Mains water, electricity, drainage and gas.

Local Authority

West Devon Borough Council - Tax Band D

EPC

D61

Situation

Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local 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 Drakes Statue Roundabout, proceed up the A390 turning left towards Callington at the Spar Shop. Then after a very short distance turn immediately right into Maudlins Lane. Then take the very first right after a short distance into Maudlins Park. It would be best to park locally and walk as parking is limited other than the driveway.



Floor Plan



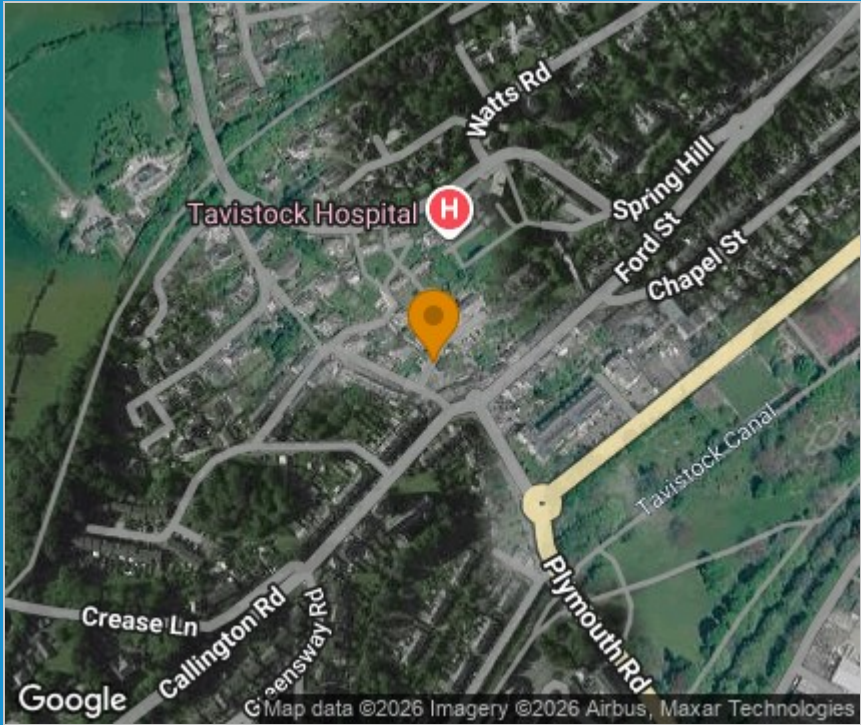
Viewing

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.

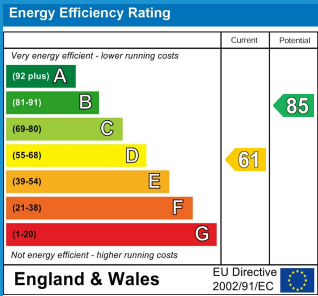
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

3a Brook Street, Tavistock, Devon, PL19 0HD
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency
Graph



AML CHECKS

To comply with Anti-Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed.