

view property

Town • Country • Coast

Orchard Close

Tavistock

Guide Price £400,000

4 2 2

Orchard Close

Tavistock

Occupying a large corner plot with level private walled gardens, is this unusual detached four bedroom family home. Offering spacious living with two reception rooms, two double bedrooms with balcony, one having an ensuite and two further generous bedrooms and bathroom. Front, side and enclosed rear gardens with summerhouse, driveway parking, garage and small workshop. Located in a quiet cul-de-sac.

This detached family home was built in 1967 of a steel framed construction, designed for its durability and structural strength.

Entrance hall with cloakroom and stairs rising to the first floor. The kitchen is fitted with a range of wall and base units incorporating a corner gas hob, double oven, dishwasher and fridge. The dining area opens into a large lounge with sliding patio doors overlooking the stunning gardens. A further door leads back into the hallway. On the first floor landing are storage and boiler cupboards housing the mains gas fired boiler, installed in 2024. The master bedroom is generous in size with range of bedroom furniture to two walls, door to a balcony and door to an ensuite shower room. A further double bedroom also has doors onto the balcony, enjoys views over the gardens. Two further bedrooms, one with built-in airing cupboard and wardrobe. Further family bathroom.

Outside, to the side is a raised planted gravelled area with mature shrubs. A gated driveway provides ample off road parking and leads to the garage, with adjoining small workshop. Front garden particularly well tended with a gate to the side, with storage and potting area. The rear gardens are level and enclosed by a stone built wall. Patio with covered pergola, being a perfect spot for shade, barbeques and entertaining. Manicured level lawn bordered by mature shrub and flower borders, giving all round colour and fragrant plants attracting birds and bees. Summerhouse being a focal point of this delightful garden.

























Entrance Hall

Cloakroom

Dining Room
10'2" x 7'7" (3.12m x 2.33m)

Kitchen
9'11" x 7'11" (3.03m x 2.43m)

Lounge
16'2" x 15'11" (4.93m x 4.86m)

First Floor Landing

Master Bedroom 1
16'2" x 14'8" (4.93m x 4.48m)

Ensuite Shower Room
9'9" x 5'8" (2.98m x 1.74m)

Bedroom 2
11'10" x 7'11" (3.61m x 2.43m)

Bedroom 3
10'0" x 6'6",141'0" (3.06m x 2,43m)

Bedroom 4
9'9" x 7'8" (2.99m x 2.35m)

Bathroom
8'0" x 4'9" (2.45m x 1.45m)

Garage
19'10" x 9'7" (6.07m x 2.94m)

Workshop

Services
Mains gas, Electricity, Water and Drainage

Local Authority
West Devon Borough Council - Tax Band D

EPC
TBC - Commissioned

Tenure
Freehold

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 the center of Tavistock, Follow Plymouth Road and take the second exit at the round about onto Callington road, and follow the road towards the A390. Turn right onto Abbotsfield Crescent, and follow the road until you reach Orchard Close, where the property can be found on the left.

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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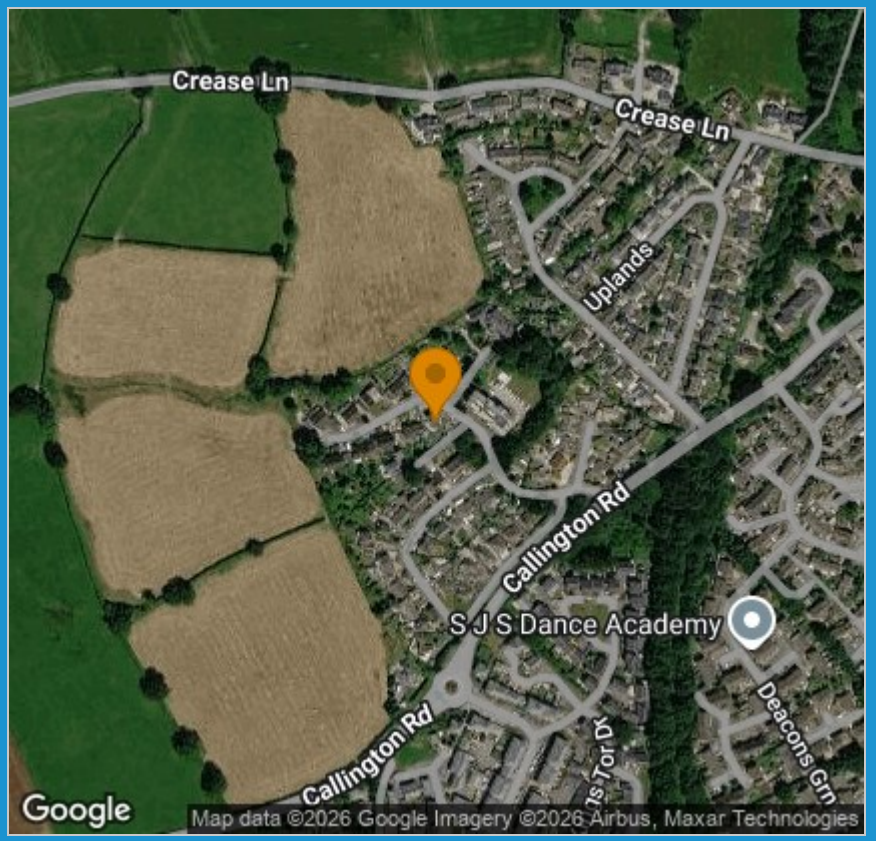
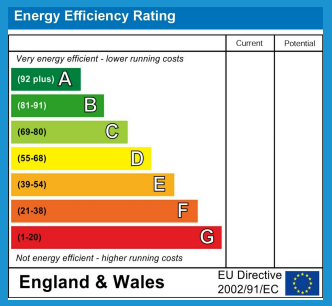
Area Map



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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