



Town • Country • Coast



Milton Crescent

Tavistock

Guide Price £495,000



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# Milton Crescent

## Tavistock

Occupying a superb plot in this highly regarded area, enjoying glimpses of the moor and Whitchurch Down, is this immaculately presented detached three/four bedroom home, spacious and light accommodation, together with ample parking, integral garage, good sized front and enclosed rear gardens.

As you enter the front entrance utility/porch, this area is utilised for a washing machine and tumble dryer, with door into the garage. The front door then leads into a welcoming reception hall, stairs rise to the first floor, attractive timber doors to a useful cloaks cupboard and a downstairs cloakroom with WC. The bright, double aspect lounge/dining room overlooks the front gardens, with focal stone fireplace housing a gas fire. The dining area then has part glazed timber doors back into the hall. The kitchen, overlooking the rear garden, is fitted with a range of base units, with shelving above and incorporates a double oven with induction hob and extractor over. Further worktops with cupboard below, where there is plumbing for a dishwasher if required. Space for fridge/freezer. A study with sliding patio doors to the rear gardens, could also be a fourth bedroom if required.

On the first floor the master bedroom enjoys views with glimpses of the moor and boasts a range of built-in wardrobes, and ensuite shower room, with corner shower cubicle, WC and basin. Bedroom two has built-in wardrobes and also enjoys the views. Bedroom three, overlooks the rear garden, with built-in airing cupboard, housing the wall mounted gas fired combi boiler and shelving. Family bathroom, with bath and shower over, WC and vanity basin.

To the front is a level lawn with various mature shrubs, flower beds and borders. Tarmac driveway provides ample parking and leads to the integral garage with electric door. The rear gardens boast a patio area, an abundance of established shrubs, small trees and flower beds, giving all year round colour. Useful store shed and further patio.





**Entrance Utility/Porch**  
14'5" x 3'5" (4.40m x 1.05)  
Plus front porch area - 3.24m x 0.83m

**Reception Hall**  
12'4" x 10'5" (3.78m x 3.18m)

**Cloakroom**  
7'2 x 2'11 (2.18m x 0.89m)

**Lounge/Dining Room**  
18'11" x 16'4" (5.77m x 4.99m)

**Kitchen**  
14'4" x 7'7" (4.37m x 2.33m)

**Study/Bedroom 4**  
9'2" x 8'3" (2.80m x 2.53m)

**First Floor Landing**

**Bedroom 1**  
14'3" x 11'8" plus door recess (4.35m x 3.58m plus door recess)  
Plus eaves storage

**Ensuite Shower Room**  
8'3" x 4'6" (2.54m x 1.38m)

**Bedroom 2**  
11'6" plus door recess x 11'4" (3.53m plus door recess x 3.47m)  
Plus eaves storage

**Bedroom 3**  
11'6" x 9'2" (3.53m x 2.81m)  
Plus eaves storage

**Bathroom**  
7'1" x 5'11" (2.16m x 1.81m)

**Integral Garage**  
16'10" x 8'6" (5.14m x 2.61m)

**Services**  
Mains water, electricity, drainage and gas.

**EPC**  
D67

**Tenure**  
Freehold

**Local Authority**  
West Devon Borough Council - Band E

**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 Tavistock Town Centre head up Whitchurch Road, taking a left into Down Road. After a short distance take a left into Down Park Drive and proceed to the end of the road turning left into Chaucer Road, proceed to the end of this road into Milton Crescent where the property can be found ahead of you just off the wide junction.



## Floor Plan



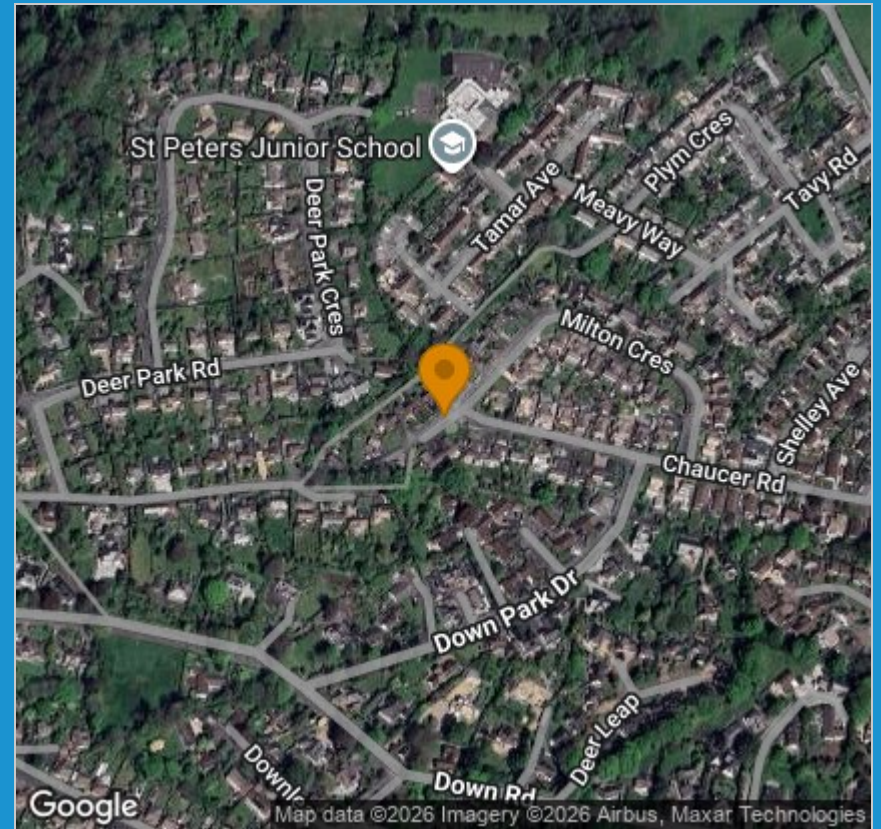
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

