



Town • Country • Coast



Courtlands Road

Tavistock

Guide Price £349,950



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Tavistock

Immaculately presented and offering generous living space is this semi-detached three bedroom family home. Boasting large level lawned gardens to the rear, extensive driveway parking and a garage.

As you enter the entrance hall, stairs rise to the first floor and Karndean flooring has been laid throughout the ground floor. A door leads into a generous living/dining room with sliding patio doors overlooking the gardens. The kitchen is well fitted with a range of modern soft close wall and base units under Silestone worktops with matching upstands, with an undermount sink and integrated appliances include a dishwasher, fridge/freezer, eye level Neff double oven and induction hob. A door then leads into a larger than average utility room with space for white goods, ample storage cupboards and shelving, with door to the driveway and further door into the garage.

On the first floor there are three bedrooms, two with built-in wardrobes. A modern fitted shower room comprises a large walk-in shower with rainfall and detachable shower heads, led colour changing lighting around the shower, WC and vanity basin with illuminated demisting mirror above.

To the front of the house, gardens and a tarmac driveway providing ample off road parking for several vehicles and access to the garage. A door from the garage then leads into the rear gardens, being of generous size, particularly suiting young families with expanse of lawn and patio. Outside tap.





Entrance Hall

Lounge/Diner

23'9" x 14'2" (7.26 x 4.32)

Kitchen

8'7" x 8'5" (2.62 x 2.57)

Utility Room

17'5" x 6'9" (5.31 x 2.08)

First Floor Landing

Bedroom 1

12'7" plus wardrobe x 10'4" (3.86 plus wardrobe x 3.15)

Bedroom 2

9'1" x 8'7" (2.77 x 2.62)

Bedroom 3

8'7" x 7'3" (2.64 x 2.21)

Shower Room

8'5" x 5'6" (2.57 x 1.68)

Integral Garage

17'10" x 8'5" (5.44 x 2.57)

Services

Mains water, electricity, drainage and gas.

Local Authority

West Devon Borough Council - Band C

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 Tavistock Town Centre, proceed up Drake Road and follow the road round to the left, as you go up the hill, take the left into Glanville Road. After a short distance, turn right into Courtlands Road. Pass the entrance to Hessary View and continue along until you will find the property on the left hand side with a For Sale board displayed.



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

