



mansbridgebalment

TAVISTOCK

£165,000



# 18 Deacons Green, Tavistock PL19 8BN

## SITUATION AND DESCRIPTION

A two double bedroom end of terrace home set on a corner plot with generous gardens for a property of this size and valuable allocated off road parking for two vehicles, located in a popular residential area within walking distance of good schooling, the town centre and all its amenities.

The property is set in an elevated position enjoying some lovely far reaching moorland and countryside views from bedroom two with gardens to three sides which back onto the old railway embankment and offer good levels of privacy. The accommodation briefly comprises: entrance porch, kitchen/dining room, 15ft sitting room, landing, two double bedrooms and bathroom. The property is warmed by electric storage heating and benefits from PVCu double glazing throughout.

## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Obscure PVCu double glazed front door with outside lighting leads into:

### **ENTRANCE PORCH**

Coat hooks; telephone point; built-in cupboards; PVCu double glazed window to front; part-glazed wooden door leads into:

### **SITTING ROOM**

15' 7" x 11' 11" (4.75m x 3.63m)

Television point; living flame gas fire; angled open tread staircase rises to first floor with built-in understairs storage cupboard; PVCu double glazed window to front with countryside glimpses; floor mounted Dimplex night storage heater; door leads into:

### **KITCHEN/DINING ROOM**

11' 10" x 9' 3" (3.61m x 2.82m)

Fitted with a range of matching wooden fronted wall and base cabinets with contrasting roll top worksurfaces with tiled splashbacks; inset stainless steel single sink unit with mixer tap and drainer; built-in Indesit oven and grill; inset stainless steel four ring gas hob with concealed extractor fan over; space and plumbing for automatic washing machine; space for upright fridge/freezer; PVCu double glazed window to rear overlooking garden; PVCu double glazed French doors to rear providing access to garden; floor mounted Dimplex night storage heater.

### **FIRST FLOOR:**

#### **LANDING**

Doors to all first floor rooms.





#### **BEDROOM ONE**

11' 10" x 9' 3" (3.61m x 2.82m)

PVCu double glazed window to rear overlooking garden; wall mounted electric heater.

#### **BEDROOM TWO**

11' 10" x 7' 3" (3.61m x 2.21m)

PVCu double glazed window to front with stunning panoramic moorland and countryside views; wall mounted Dimplex electric heater.

#### **BATHROOM**

8' 9" x 4' 7" (2.67m x 1.4m)

Part-tiled and fitted with a matching suite comprising panelled bath with Mira Sport shower over, low level WC with concealed cistern, inset wash handbasin with storage cabinets beneath; shaver point; built-in airing cupboard with shelving housing a lagged water cylinder with immersion; additional built-in storage cupboard; wall mounted Dimplex electric fan heater.



#### **OUTSIDE:**

The property is set on a corner plot with a generous garden for the size of the property to three sides. To the front a paved footpath leads to the main front entrance with a small area of garden gravelled for low maintenance. A wooden gated access leads to the side garden which enjoys a sunny westerly aspect and backs onto the old railway embankment providing good levels of privacy. The side garden is enclosed by wooden fencing and natural Devon bank with a paved patio area providing an ideal space for outside dining and enjoying the sunshine and garden. Alongside the patio is a useful garden store (measuring approximately 6' x 5') and a lawned area which continues through into the rear garden.

The rear garden is again enclosed by wooden fencing and backs onto the railway embankment. Immediately to the rear of the property and accessible via the kitchen/dining room is another paved patio area for outside entertaining behind which is another lawned area and an overgrown greenhouse (measuring 8' x 6').

#### **PARKING**

The property benefits from private allocated off-road parking for two vehicles.



#### **SERVICES**

Mains electricity, mains gas, mains water and mains drainage.

#### **OUTGOINGS**

We understand this property is in band 'B' for Council Tax purposes.

#### **VIEWING**

By appointment with MANSBRIDGE BALMENT on 01822 612345.

#### **DIRECTIONS**

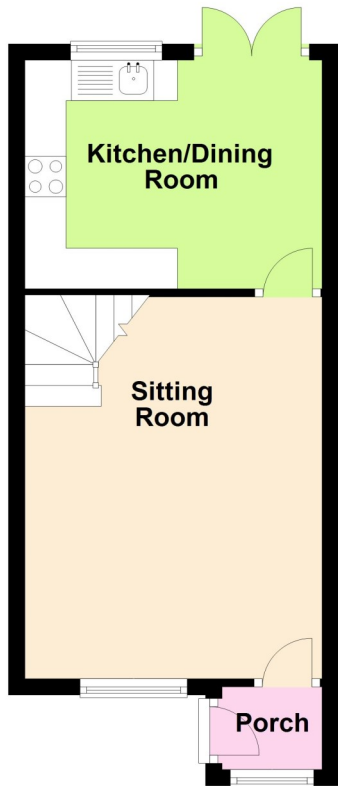
Leave Tavistock's Bedford Square via Plymouth Road. Turn right at Drake Statue and proceed to the mini roundabout. Turn left into Callington Road and proceed up the hill, past the Catholic Church on the left hand side. Take the second turning on the left into Monskmead. Follow the road down the hill, turning right into Deacons Green. Take the 1st turning on the right hand side. Where the property will be found in the corner on the right hand side.

**EPC RATING tbc**

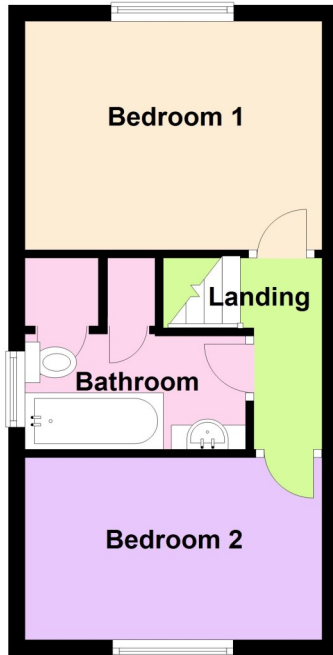
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**AREA \***

**Ground Floor**



**First Floor**



Total area: approx. 56.4 sq. metres (607.4 sq. feet)

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\* PL19, PL20, EX20

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