



Town • Country • Coast



Peryn Road

Tavistock

Guide Price £425,000



4



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2



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Peryn Road

Tavistock

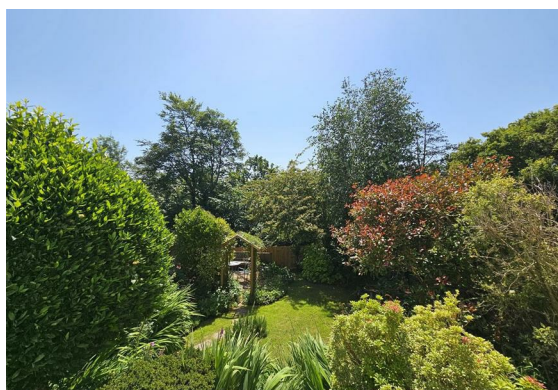
Offered with no onward chain. Tucked away in this sought after private road on the fringes of the town, is this impressive detached family home offering four double bedrooms, one with ensuite, two reception rooms, delightful gardens, driveway and garage.

As you enter via the entrance porch, a welcoming entrance hall leads to a generous sized sitting room with attractive fireplace housing a gas fire and large bay window to front. A separate dining room with sliding patio doors overlooking the patio and gardens. The kitchen/breakfast room offers space for a table and chairs, range of wall and base units incorporating electric oven, gas hob and sink unit, looking out over the rear gardens. There is a useful downstairs cloakroom and utility room with space for white goods, cupboard housing the mains gas fired central heating boiler and a door leading to the rear.

On the first floor a good sized landing with airing cupboard and storage cupboard with hot water cylinder, gives access to four spacious double bedrooms, the main bedroom boasting an ensuite shower room with recessed shower cubicle and mains fed shower, WC and wash basin. The family bathroom boasts a bath with shower attachment over, WC and basin.

Approached over a tarmac driveway for at least two cars leading to a garage with electric door and overhead storage. Front garden with flower and shrub borders. A gate to the side leads to the rear gardens which are particularly well stocked with an abundance of colour and private seating areas for dining al fresco or relaxing and entertaining.

Located within this private road being well sought after, ideal for those seeking a family home on the edge of Tavistock and a short distance to the town centre, schools and all amenities.





Entrance Hall

Lounge

18'7" x 11'5" (5.67 x 3.48)

Kitchen/Breakfast Room

14'2" x 9'0" max (4.33 x 2.76 max)

Utility Room

9'11" x 4'9" (3.03 x 1.45)

Cloakroom

Dining Room

10'2" x 9'3" (3.11 x 2.83)

First Floor Landing

Bedroom 1

14'11" x 11'5" (4.55 x 3.50)

Ensuite Shower Room

5'4" x 4'3" (1.65 x 1.30)

Bedroom 2

12'6" x 10'9" (3.83 x 3.30)

Bedroom 3

12'11" x 8'7" (3.96 x 2.62)

Bedroom 4

9'7" x 9'7" max. (2.93 x 2.94 max.)

Bathroom

9'6" x 6'11" (2.90 x 2.13)

Garage

17'5" x 7'10" (5.31 x 2.40)

Services

Mains water, drainage, electricity and gas.

Local Authority

West Devon Borough Council - Band E

EPC

D68

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

Proceed through Tavistock town centre up West Street. Proceed along here until you come to the roundabout, go straight up onto Spring Hill. Proceed onto New Launceston Road. Then, take a right into St Maryhay then the first right into Hurdwick Road. Proceed along here and then turn left into Peryn Road, as you go down the hill the property is on the right hand side.



Floor Plan



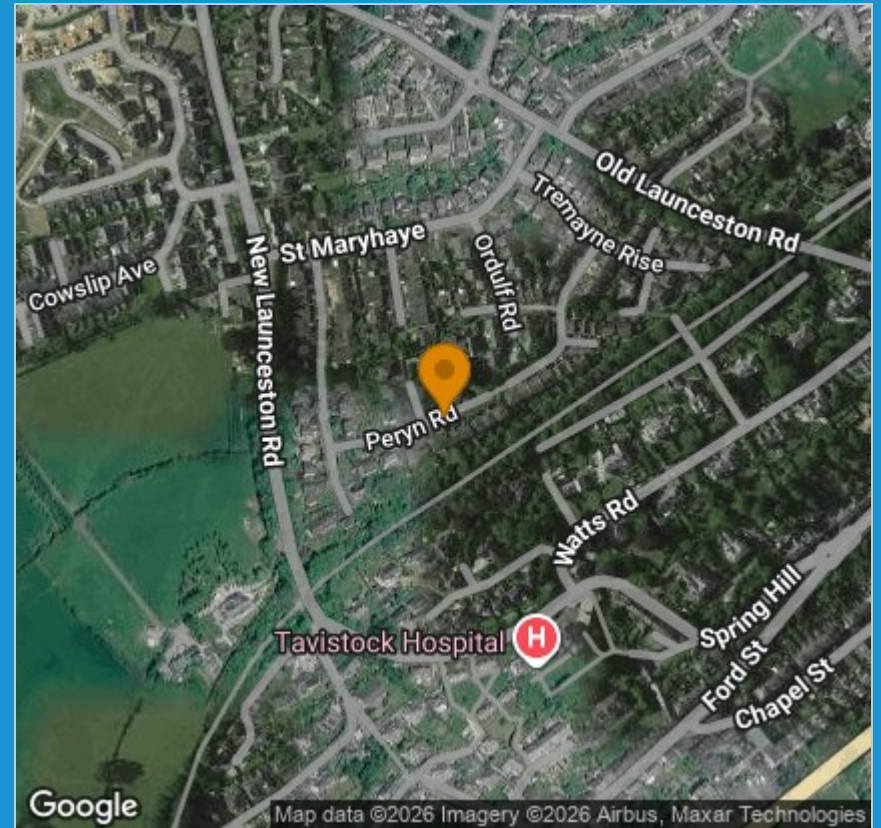
Viewing

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

