



Town • Country • Coast



Manor Way

Tavistock

Guide Price £295,000



3



2



1



C

## Manor Way

Tavistock

This is a great opportunity to purchase a family home in a popular modern development. Set over three levels, with a garage, three generous double bedrooms, the master with en-suite, a level enclosed garden and a brand new fitted kitchen, the property is well presented throughout, benefitting from an open outlook to the front the property feels spacious and airy with natural light flooding in.

You enter the property into the hallway with the stairs to the first floor and a cloakroom WC. A door opens to the kitchen which has a range of units and worktop space overlooking the front. Beyond is an L-shaped living/dining room with patio doors opening out to the garden, letting in plenty of natural light and inviting the opportunity for alfresco dining in those summer evenings. On the first floor there are two good sized double bedrooms and the family bathroom. Further stairs rise to the top floor where the master bedroom can be found which boasts a great outlook to the front and an en-suite shower room.

The garden to the rear is generous and level, mostly laid to lawn, with an area of patio and a hardstanding and a shed tucked away to the side of the property. A rear gate to give access to the parking space and garage.





**Entrance Hall**  
With Cloakroom WC

**Kitchen**  
9'10" x 8'5" (3.00 x 2.57 (2.99 x 2.56))

**Living / Dining Room**  
L-Shaped 15'4" x 15'2" (L-Shaped 4.67 x 4.62)

**First Floor Landing**

**Bedroom 2**  
15'7" x 8'3" (4.75 x 2.51)

**Bedroom 3**  
9'9" x 8'9" (2.97 x 2.67)

**Family Bathroom**

**2nd Floor**

**Master Bedroom**  
17'2" x 11'8" max (5.23 x 3.56 max)

**En-suite**

**Outside**

To the front of the property is a small area with a small hedge providing privacy. TO the rear and one side of the property is a level garden which is fully enclosed and secure, it is mostly laid to lawn with a patio area, perfect for enjoying the summer evenings with family / friends. There is a parking space and garage through a gate at the end of the garden.

**Tenure**

Freehold. There is an estate charge for communal areas being an annual Management Fee of £401.00.

**Services**

Mains Water, Electricity, Gas & Drainage

**EPC**

C/75

**Council Tax Band**

C

**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.

**Directions**

From Tavistock Town Centre, proceed up Drake Road and follow the road up and after a short distance, turn left into Glanville Road. Follow the road round and down to the right and take a right turn into Old Launceston Road. Proceed up the hill and at the mini roundabout turn right into Montgomery Drive. After a short distance turn left into Manor Way. The front of the property can be accessed by pedestrian footpath just before the turning into Manor Way.



## Floor Plan



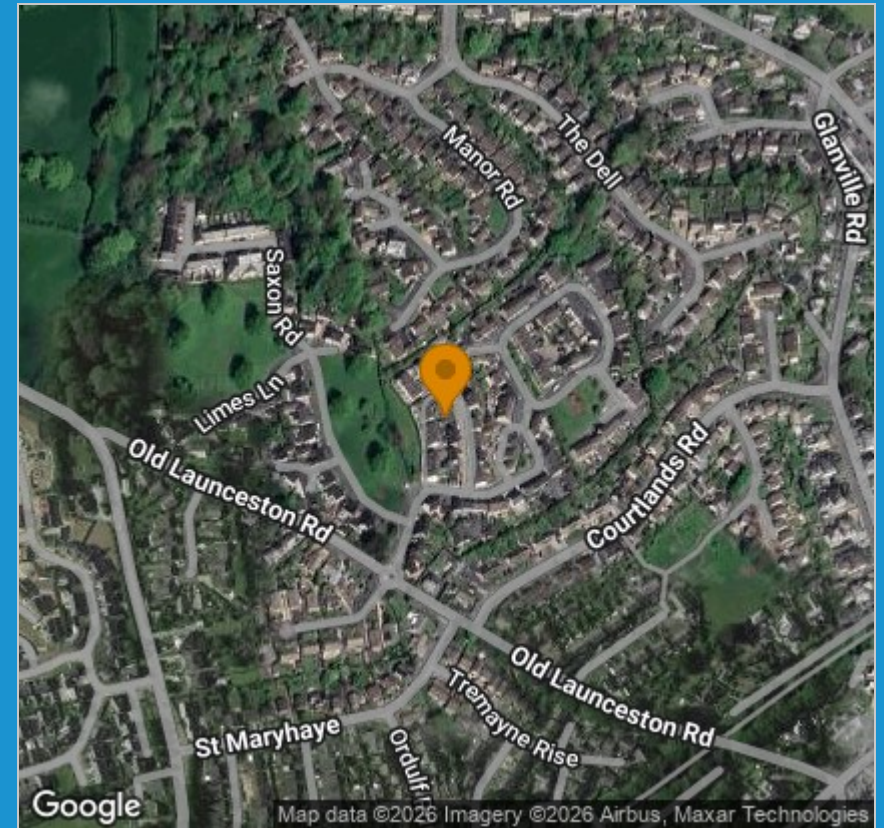
## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

## Area Map



## Energy Efficiency Graph

