



Town • Country • Coast



Courtlands Road
Tavistock

Guide Price £325,000



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Courtlands Road

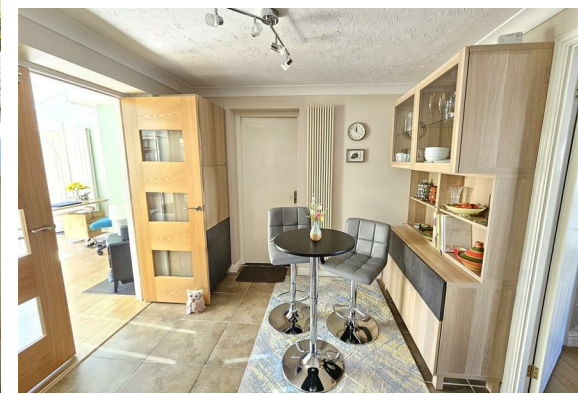
Tavistock

Beautifully presented semi-detached family home, offering spacious accommodation including an 18'ft Conservatory, three good sized bedrooms and two bathrooms. A driveway provides off road parking, a garage, together with front and rear gardens.

A useful entrance porch then leads into the entrance hall, with stairs rising to the first floor and a door into the lounge, with window overlooking the front gardens, wall mounted electric fire, understairs storage and door into the kitchen/diner. The kitchen is fitted with a range of wall and base units, with attractive granite worktops and part butchers block wood worktop. Space for an American style fridge/freezer, space for slimline dishwasher, washing machine and tumble dryer. Further dresser style units and a wall cupboard housing the mains gas fired combination boiler. Door into the integral garage. Twin part glazed oak veneer doors into the conservatory, a superb place to relax and feel the warmth from the sunshine, overlooking the gardens and with French doors to outside. A further door from the conservatory into the garage and a door leads into a well appointed ground floor bathroom, beautifully fitted with a luxury ball and claw feet bath, vanity basin and WC. Fully tiled with tall radiator.

From the hall, stairs lead to the first floor landing leading to three bedrooms, two being good sized doubles and generous single, a good sized shower room with corner shower cubicle and mains fed rainfall shower over. Vanity unit with basin, cupboards below and WC with concealed flush. Chrome heated towel rail.

Outside, to the front of the property is a driveway providing off road parking for at least two cars and access to the integral garage with power and light connected. The front gardens are lawned with flower borders and shrubs. Gate to the side leads to a well maintained garden with patio, mature shrub beds and borders. Sunken patio area.





Entrance Hall

Living Room

14'6" x 12'10" (4.44m x 3.93m)

Kitchen/Diner

15'11" x 8'8" (4.87m x 2.66m)

Conservatory

17'8" x 11'5" (5.41m x 3.50m)

Ground Floor Bathroom

First Floor Landing

Bedroom 1

11'5" x 9'5" (3.48m x 2.89m)

Bedroom 2

10'0" x 8'2" (3.07m x 2.49m)

Bedroom 3

8'8" x 7'6" (2.66m x 2.31m)

Bathroom

Integral Garage

18'10" x 8'10" (5.76m x 2.70m)

Services

Mains water, electricity, drainage and gas.

Local Authority

West Devon Borough Council - Tax Band C

EPC

D65

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.



Floor Plan



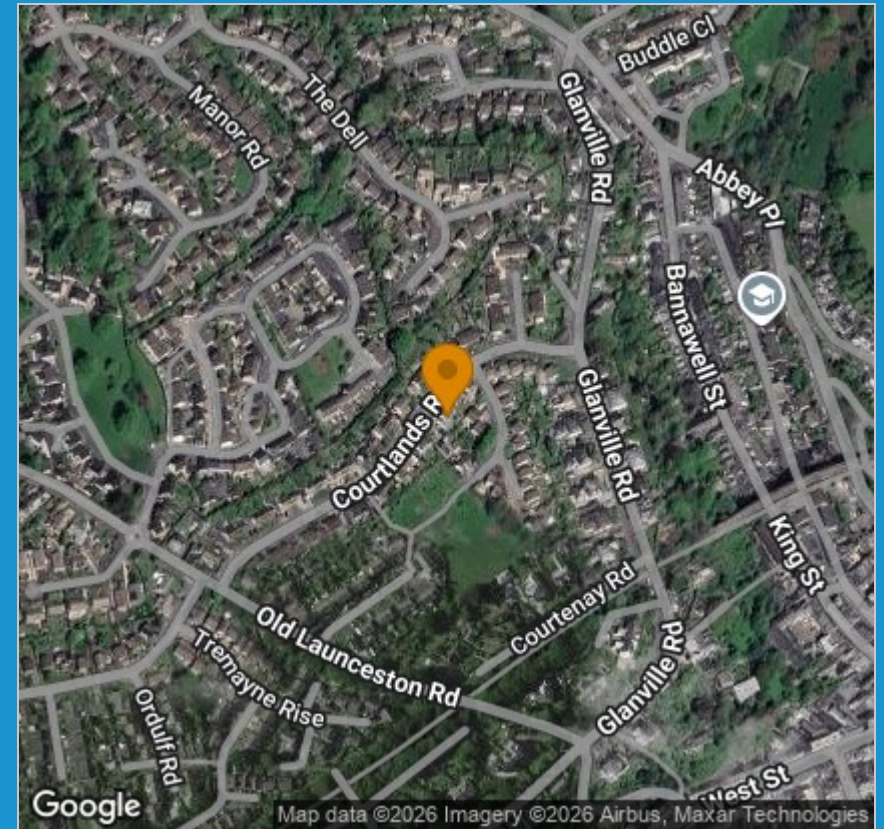
Viewing

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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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

