



9, The Dell



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, Tavistock, Devon PL19 0EQ

Tavistock 0.75 miles • Whitchurch Down 1.8 miles • Plymouth 15.5 miles

An attractive four bedroom detached property offering generous accommodation, driveway parking, garage and enclosed rear garden, situated within a popular residential position.

- Detached Family Home
- Family Bathroom & En-Suite
- Rear Garden & Patio Area
- Cul-de-sac Location
- Freehold
- 4 Double Bedrooms
- Separate Utility Room
- Driveway Parking & Garage
- No Onward Chain
- Council Tax Band: E

Guide Price £475,000

SITUATION

The house occupies a hugely convenient location in the outskirts of Tavistock, within walking distance of the town's many facilities and amenities.

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmers' markets are held. Plymouth, 15 miles to the south, Exeter, 40 miles to the northeast, offers rail and motorway connections across the UK, as well as an international airport.



DESCRIPTION

A well-presented detached family home offering spacious accommodation arranged over two floors. The property benefits from a number of versatile reception spaces together with a useful study/office area, utility room and integral garage. To the rear, the property enjoys an enclosed garden with large patio seating area and lawn beyond, whilst to the front is driveway parking and an area of lawned garden.

ACCOMMODATION

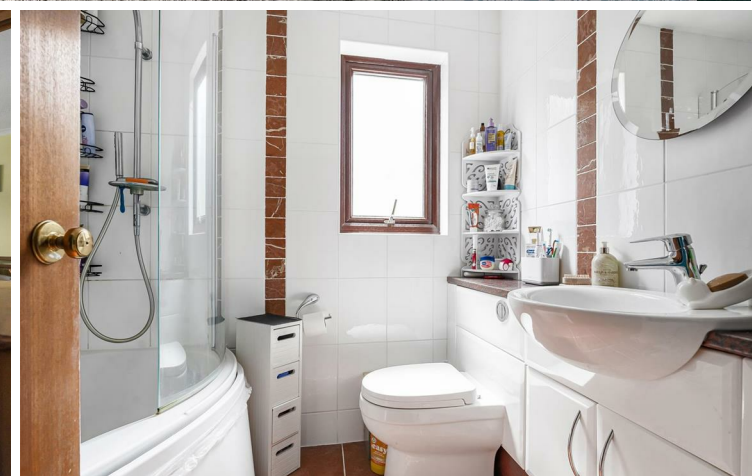
The property is entered via a spacious entrance hall providing access throughout the ground floor. Immediately in front is a useful study/office area, previously utilised for storage of coats and shoes. Also accessed from the hallway are the downstairs cloakroom and integral single garage. The dining room is positioned to the front of the property adjacent to this is the sitting room, a well-proportioned reception space featuring an open fireplace. The kitchen is fitted with a range of units together with an integrated fridge, electric oven and extractor over. To the rear is a separate utility room incorporating appliance space, under stairs storage and access to the rear garden. On the first floor are four bedrooms, all of which are comfortable doubles. The principal bedroom benefits from fitted wardrobes with sliding doors together with an en suite shower room. A further double bedroom also benefits from built-in wardrobes. The family bathroom is fitted with both a bath and separate shower.

OUTSIDE

To the front of the property is a driveway providing tandem parking for two vehicles together with an area of lawned front garden. A side pathway provides access to the rear garden. To the rear, steps descend from the utility area onto a raised seating area leading to a generous patio, ideal for outdoor entertaining. Beyond is an enclosed garden principally laid to lawn with a variety of shrubs and planting.

SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating. Ultrafast broadband is available. Mobile voice/data services are available through all four major network providers (Source: Ofcom's online service checker.) Please note that the agents have neither inspected nor tested these services.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

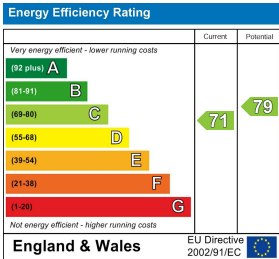
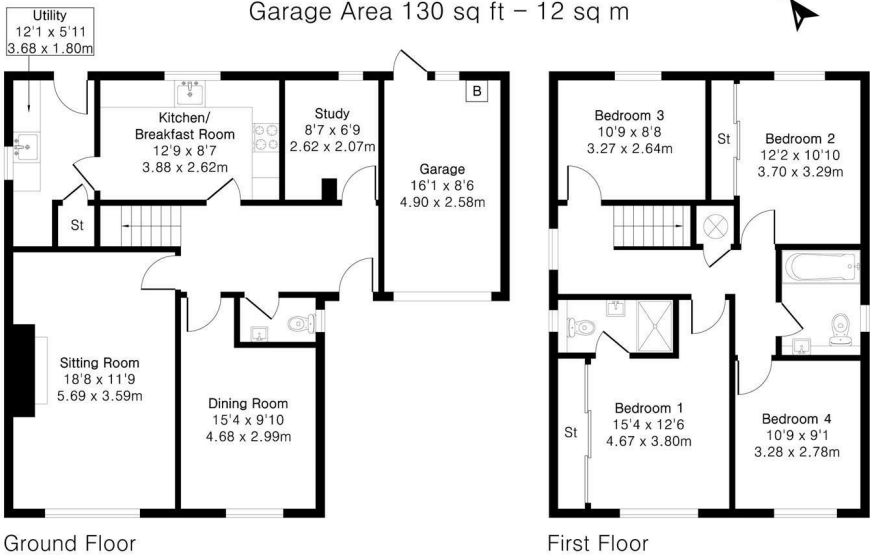


**Approximate Gross Internal Area 1442 sq ft - 134 sq m
(Excluding Garage)**

Ground Floor Area 756 sq ft – 70 sq m

First Floor Area 686 sq ft – 64 sq m

Garage Area 130 sq ft – 12 sq m



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