



Ashley







Ashley Down Road

Tavistock, Devon, PL19 9AG

Town Centre 0.9 miles • Mount Kelly 1.4 miles (Prep School 0.9 miles) • Dartmoor National Park (Whitchurch Down) 0.2 miles • Plymouth 15 miles • Exeter 40 miles

An extremely bright, comfortable and well-maintained home in large, level gardens, discreetly positioned in one of Tavistock's most sought-after locations, close to both Whitchurch Down and the town centre.

- Well-rounded Detached Home
- Four Double Bedrooms (Master En-suite)
- Double Garage and Gated Drive
- Workshop, Shed and Greenhouse
- Freehold
- Highly Sought-after Location
- Sitting Room, Dining Room, Study/Office
- Large Lawn and Gravelled Gardens
- Close to Moorland and Town Centre
- Council Tax Band: G

Guide Price £799,950

Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | tavistock@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

The property is located in Tavistock's finest and most sought-after location, accessible to both the town centre (0.9 miles) and open moorland at Whitchurch Down (0.2 miles), leading onto the full expanse of Dartmoor National Park. The property is perfectly located for active family life and those with an outdoors-oriented lifestyle, with the town's many facilities and amenities within easy reach, including the nearby golf club. Set back from the road by a long, gated drive, the house enjoys considerable peace, privacy and shelter within a plot amounting to 0.31 acres in all.

Tavistock itself is a thriving market town in West Devon, forming part of a designated World Heritage Site and offering a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly (1.4 miles), whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmers' markets are held. Plymouth is 15 miles to the south, and Exeter lies 40 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DESCRIPTION

Built, we understand, circa 1983, this extremely comfortable, convenient and well-rounded property has been a cherished home to our client for 26 years. Well-maintained and presented in excellent condition, the house is characterised by having bright, versatile and well-balanced rooms, providing excellent space and flexibility to suit a number of lifestyles and requirements, including couples and active families alike. The accommodation comprises four double bedrooms, two tasteful bath/shower rooms (including an en-suite to the master) and three reception rooms, totalling over 2,000 sq.ft in all. Externally, the house is complemented by a good-sized, enclosed lawn garden, gated parking area and double garage, making this a very attractive home with broad appeal, privately and peacefully located in one of the town's most desirable areas.





ACCOMMODATION

The house is accessed on the ground floor through an entrance porch, which leads into a central reception hallway. The ground floor accommodation can be summarised as follows: a dual-aspect sitting room centred around a gas fireplace on a slate hearth; an adjacent dining room, also enjoying a dual aspect and with sliding patio doors out to the rear garden; a dedicated study; the central kitchen; a separate utility/boot room with spaces for the laundry appliances and a door to the rear garden, and; a WC. The kitchen is equipped with a comprehensive range of cupboards and cabinets with rolltop work surfaces incorporating a breakfast bar, plus a 1.5-bowl stainless steel sink and drainer. Integrated appliances include a NEFF double oven and warming drawer, a Diplomat 5-ring gas hob and extractor, and a Bosch dishwasher. From the utility/boot room, there is also internal access to the double garage, which has power and lighting, and twin remote-controlled up-and-over doors.

On the first floor are four generous double bedrooms, including a large master suite enjoying a dual aspect and view over the garden, plus fitted wardrobes and dressing unit, and a tasteful, fully tiled en-suite shower room featuring a corner shower enclosure. Finally, there is a fully tiled family bathroom complete with both a freestanding oval bath and a corner shower unit.

OUTSIDE

The house is approached over a private roadway into a walled and gated, blockwork driveway, which provides parking and turning for three vehicles, and leads to the attached double garage. There is gated access around both sides of the house to the side and rear gardens. The rear garden is mainly level and predominantly laid to lawn, offering an excellent degree of privacy and shelter, and features three mature acers. The side garden is gravelled and framed with planted borders, and features a decked BBQ/outdoor dining area beneath a canopied pergola, a timber shed, a greenhouse and a useful workshop/implement store. In all, the plot is 0.31 acres.

SERVICES

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

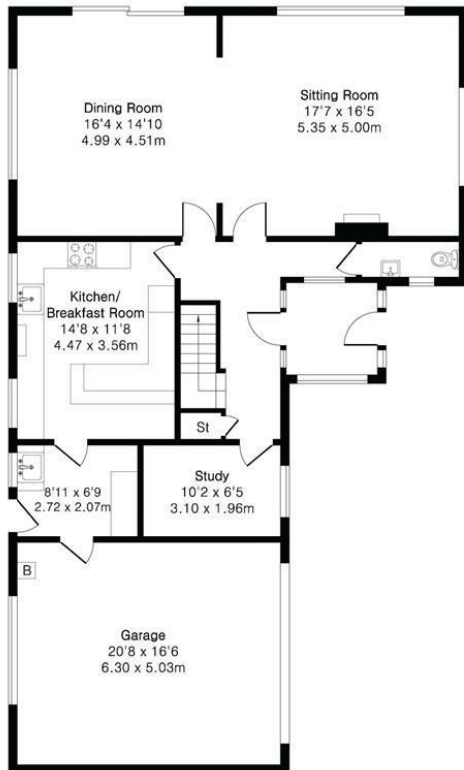
AGENT'S NOTES

The property sits at the end of a private roadway alongside two neighbouring properties. The roadway is in the ownership of the two neighbouring properties, and our property benefits from a right of way along it. We understand that the cost of maintaining and repairing the roadway is shared between the three properties.

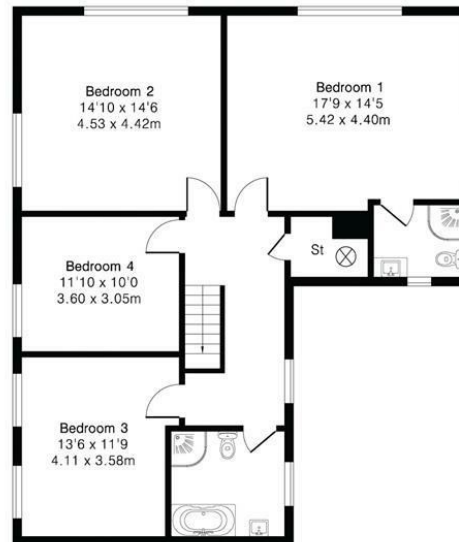
**Approximate Gross Internal Area 2408 sq ft - 224 sq m
(Including Garage)**

Ground Floor Area 1395 sq ft – 130 sq m

First Floor Area 1013 sq ft – 94 sq m



Ground Floor



First Floor



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.

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

