

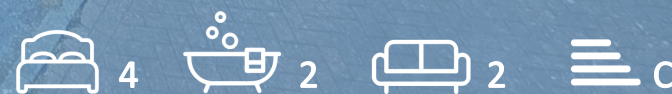


Town • Country • Coast



Roland Bailey Gardens
Tavistock

Guide Price £599,950



Roland Bailey Gardens

Tavistock

Nestled in the charming area of Roland Bailey Gardens on the fringe of Tavistock, this delightful family home offers an exceptional living experience, set in approximately 1/3rd of an acre. Boasting four generously sized double bedrooms, this property is perfect for families seeking space and comfort. The interior is designed to provide a warm and inviting atmosphere, making it an ideal sanctuary for both relaxation and entertaining.

One of the standout features of this home is its expansive gardens, which serve as a true highlight of the property, together with a detached double garage and a timber studio. These large outdoor spaces provide ample room for children to play, for gardening enthusiasts to indulge their passion, or simply for enjoying the serene surroundings. The gardens are not only a place for leisure but also offer a rare opportunity to create a sanctuary for those who like self sustainable living.

The property offers stunning views of the nearby moorlands, creating a picturesque backdrop that enhances the overall appeal of the home.

Situated in a sought-after location, this property benefits from the tranquillity of the countryside while still being conveniently close to local amenities and transport links. Tavistock is known for its vibrant community and rich history, making it a desirable place to live.

In summary, this four-bedroom house in Roland Bailey Gardens is a remarkable opportunity for those looking to settle in a beautiful area with ample outdoor space and breathtaking views. It is a perfect blend of comfort, style, and location, making it a must-see for prospective buyers.





Porch

Entrance Hall

Lounge/Diner

25'7" x 18'4" (max) (7.8 x 5.6 (max))

Conservatory

Kitchen

15'4" x 9'8" (4.67m x 2.95m)

Utility Room

10'2" x 4'11" (3.1 x 1.5)

Study

10'2" x 8'6" (3.1 x 2.6)

Master Bedroom

15'1" x 11'9" (4.6 x 3.6)

Ensuite

Bedroom 2

11'1" x 9'6" (3.4 x 2.9)

Bedroom 3

9'10" x 9'6" (3.0 x 2.9)

Bedroom 4

11'9" x 8'2" (3.6 x 2.5)

Family Bathroom

Double Garage

17'1" x 15'11" (5.23 x 4.86)

Timber Studio

15'9" x 12'9" (4.81 x 3.91)

Power and light connected. Insulated roof and floor.

Tenure

Freehold

Services

Mains electricity, gas, drainage and metered water.

Local Authority

West Devon Borough Council - Tax Band F

EPC

TBC

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. Turn left into Redmoor Close and then left into The Dell. Take the next right into Manor Road and immediately right into Roland Bailey Gardens.



Floor Plan



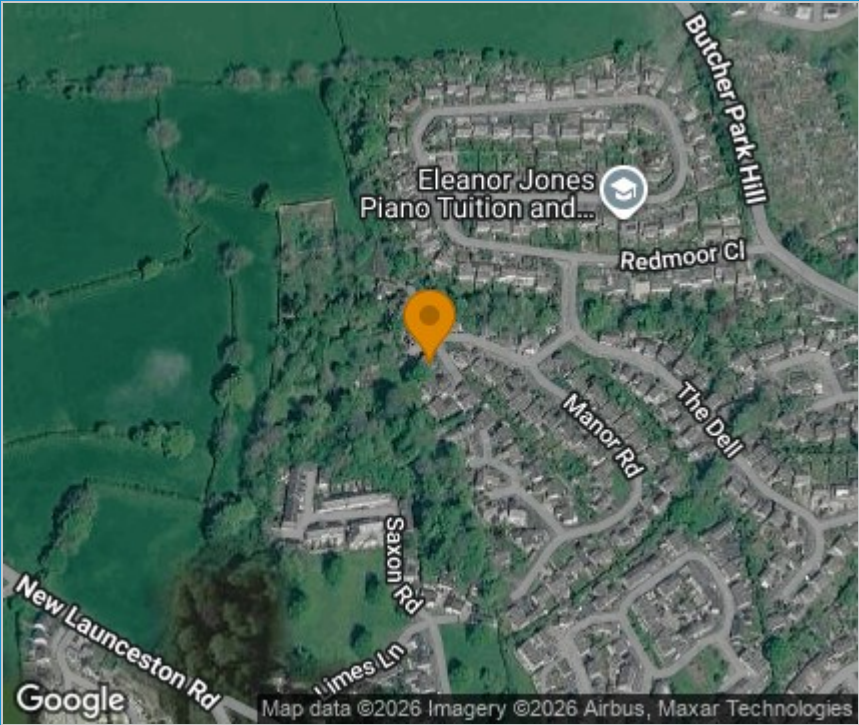
Viewing

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.

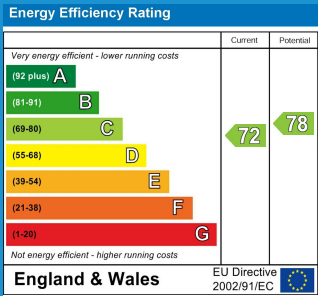
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

3a Brook Street, Tavistock, Devon, PL19 0HD
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency
Graph



AML CHECKS

To comply with Anti-Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed.