



Town • Country • Coast



Staple Tor Road  
Tavistock

Offers Over £330,000



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## Staple Tor Road

Tavistock

Built by the reputable Bovis Homes only four years ago and with a remaining NHBC Warranty, is this flexible modern family home. Offering three double bedrooms and a first floor lounge, which could be a large bedroom, together with enclosed rear gardens, off road parking and a garage. Enjoying superb views of the moors to the rear.

With a generous welcoming entrance hall, there is also a good sized utility and cloakroom, housing the mains gas fired combination boiler. A door leads into an open plan kitchen/living/dining area with patio doors to the rear. The modern fitted kitchen boasts ample worktops, built-in electric oven and gas hob, also space for white goods. A deep understairs storage cupboard and ample room for living room furniture and dining table and chairs.

On the first floor the current vendors use the larger room as a separate lounge, enjoying stunning moorland views. This could be a large bedroom if preferred. A further double bedroom and a bathroom can be found on this level. Stairs rise to the second floor with two further double bedrooms and a shower room.

From the front garden of the property, a path and gate leads to the rear enclosed gardens with lawn and part artificial turf. A further gate and path leads to the garage with parking space.

Located on this sought after development with a regular bus service into the town centre.





**Entrance Hall**  
8'11" x 7'6" (2.72m x 2.29m)

**Utility/Cloakroom**  
6'4" x 5'4" (1.95m x 1.65m)

**Kitchen/Living/Dining Room**  
21'7" x 15'6" (6.59m x 4.73m)

**First Floor Landing**

**Lounge/Bedroom 4**  
15'7" x 13'6" (4.75m x 4.134m)

**Bedroom 3**  
8'7" x 8'7" (2.62m x 2.63m)

**Bathroom**  
6'10" x 6'3" (2.09m x 1.92m)

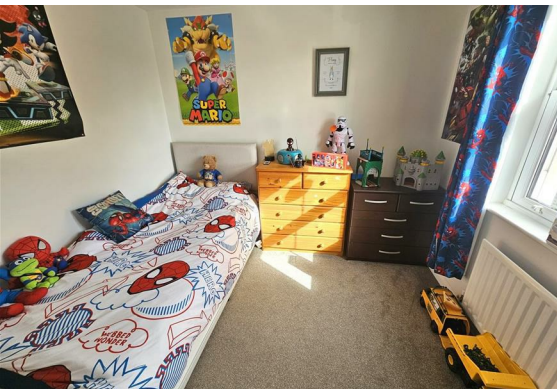
**Second Floor Landing**

**Bedroom 1**  
15'6" x 13'5" (4.74m x 4.11m)

**Bedroom 2**  
15'6" (max) x 9'2" (4.73m (max) x 2.80m)

**Shower Room**  
7'2" x 6'10" (2.20m x 2.10m)

**Garage**  
6.00m x 3.00m



**Services**  
Mains gas, electricity, drainage and metered water. There is an annual estate maintenance charge of £239.05.

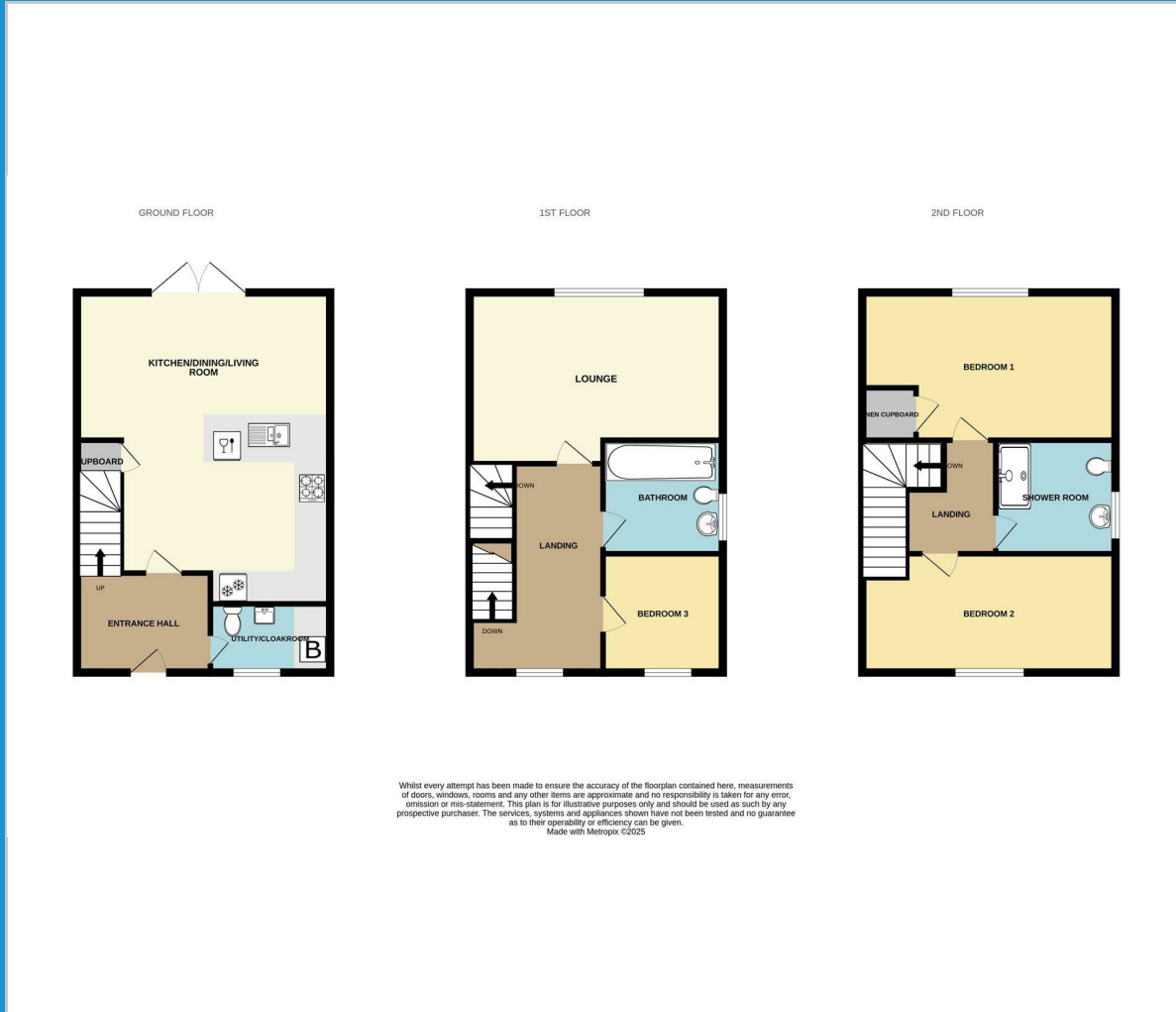
**Local Authority**  
West Devon Borough Council - Band D

**EPC**  
B85

**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.

## Floor Plan



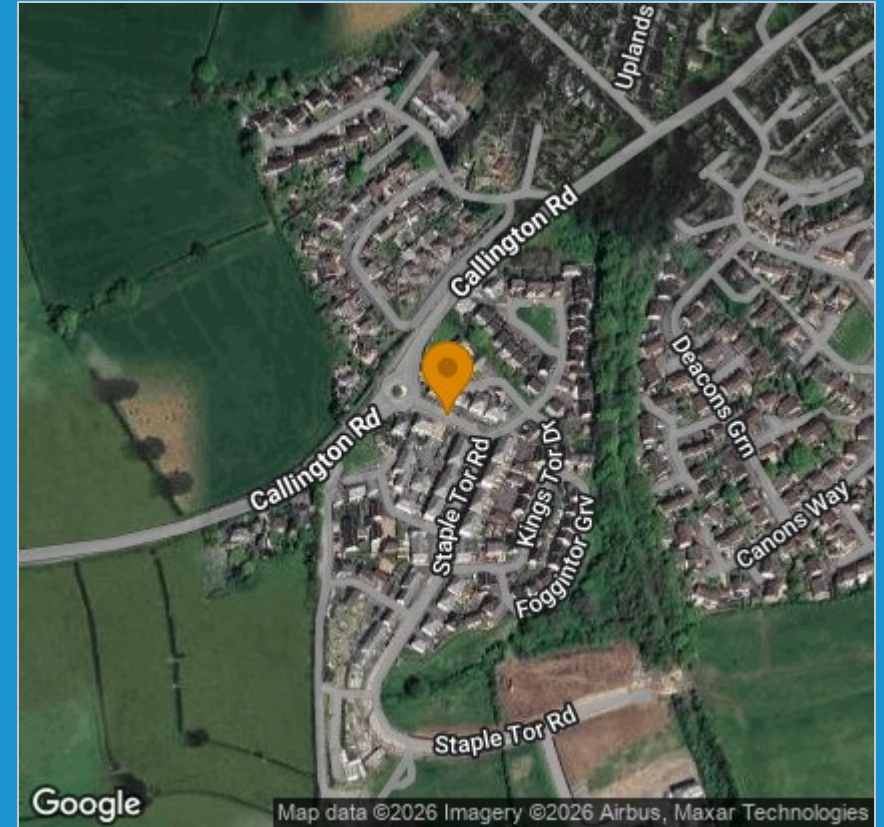
## Viewing

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

