



Town • Country • Coast



Deer Park Crescent, Tavistock

Guide Price £675,000





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Tavistock

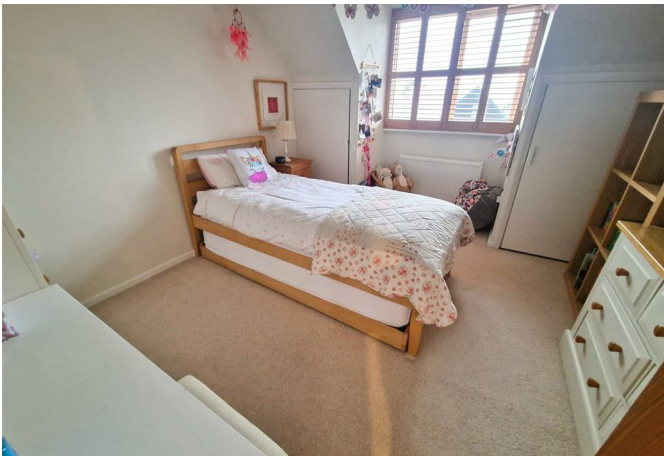
Located within a sought after area of Tavistock, is this stunning residence having been sympathetically refurbished to a particularly high standard and now offers immaculately presented accommodation with two reception rooms plus a superbly fitted kitchen/diner, four bedrooms and a luxury bathroom. The property is wrapped, to front side and rear, by particularly delightful gardens, with Summerhouse and extensive patio. Driveway parking for at least three cars and gated entrance.

The property boasts many attractive features including oak internal doors, stylish oak plantation shutters on all windows, luxury bathroom and striking kitchen with integrated appliances.

A welcoming hallway leads to the study, which could be used as a bedroom or playroom. A cosy lounge boasts a woodburning stove for those chilly evenings. The kitchen will impress any keen cook with extensive worktops, large breakfast bar, built-in double oven, Smeg 5 ring induction hob, extractor over, integrated tall fridge and tall freezer, soft close units with deep pan drawers and carousel larder units. Patio doors from the dining area lead to the rear patio and gardens. An adjoining utility room with further units and worksurfaces with space for white goods, further useful cloakroom with basin and WC. The former garage has been divided to provide a boot room and storage area, the original electric roll up door is still in situ.

On the first floor the four double bedrooms also boast plantation shutters, the main bedroom with a useful walk-in wardrobe, further bedroom with two storage cupboards. Complemented by a luxury family bathroom with walk-in shower and large bath, WC and basin.

Outside, double timber gates onto the drive. The delightful gardens are perfectly landscaped with expanses of lawn, mature shrub beds, borders and small trees. Gates to both sides lead to the enclosed rear gardens with patio running the width of the rear. Summerhouse with power and light.



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Entrance Hall	
Lounge	14'3" x 10'9" (4.36 x 3.29)
Study	12'11" x 8'10" (3.95 x 2.71)
Kitchen/Dining Room	26'9" (max) x 10'8" (max) (8.17 (max) x 3.26 (max))
Utility Room	7'10" x 7'5" (2.41 x 2.28)
Cloakroom	
Boot Room	8'5" x 7'8" (2.59 x 2.35)
With door to Store Room	
Store Room	8'9" x 6'8" (2.67 x 2.05)
First Floor Landing	
With access to a large boarded loft space, with potential for conversion STPC.	
Bedroom One	11'8" x 10'6" (3.58 x 3.22)
Bedroom Two	12'11" x 8'6" (3.94 x 2.61)
Bedroom Three	12'9" (max) x 10'5" (3.90 (max) x 3.18)
Bedroom Four	8'11" x 8'0" (2.73 x 2.46)
Family Bathroom	8'3" x 6'4" (2.52 x 1.95)



Tenure
Freehold

Services
Mains gas, electricity, drainage and metered water.

Council Tax Band
F

EPC
E/52

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 Whitchurch Road and turn left into Deer Park Lane. After a short distance turn left into Deer Park Road. Follow the road round to the right and continue to the top of the road as it bends round to the left. The property will be on your right.

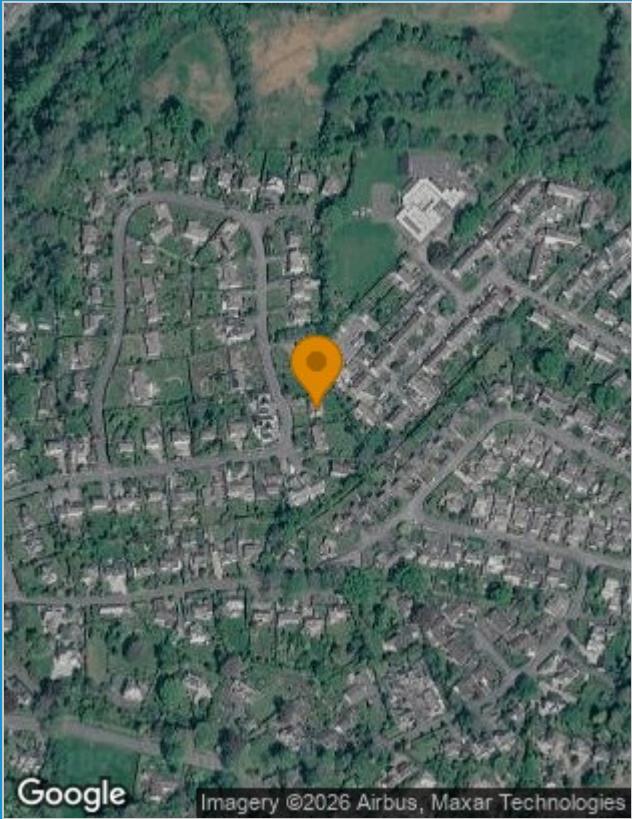




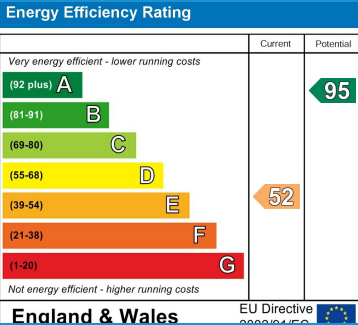
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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