



Town • Country • Coast



Grenville Drive
Tavistock

Guide Price £425,000



Grenville Drive

Tavistock

Superbly refurbished by the current vendor and beautifully presented, is this impressive detached bungalow offering spacious three double bedroom accommodation. The property has been thoughtfully updated throughout, combining modern finishes with comfortable and practical living.

A welcoming entrance hall boasts ample cloaks storage with doors to all rooms and giving access to a separate utility room with space for white goods, door to outside and integral door into the garage. Separate WC with integrated basin. A particular feature is the striking kitchen/diner with oak worktops, integrated appliances including fridge/freezer, dishwasher, double oven, hob and contemporary extractor over, together with ample space for dining table and chairs. The kitchen houses the mains gas fired boiler. There are three good sized double bedrooms, one currently used as a study and a well appointed shower room with walk-in shower and mains fed rainfall and detachable shower heads over, vanity basin and WC.

Outside, the property enjoys extensive gardens, which are laid to lawn with mature flowering shrubs and borders, raised patio area. Steps lead up to a further area of garden backing onto the former railway, offering a lovely sense of space and privacy. Potential to use this space to build a summerhouse or workshop, subject to any necessary consents. The front driveway and further gravelled area provides ample off-road parking and leads to the integral garage with power and light.

Presented in excellent condition throughout and offered for sale with no onward chain, this superb bungalow is ready to move straight into and would make an ideal home for those seeking a spacious, modern and easy to maintain property.





Storm Porch

Entrance Hall

Utility Room

Cloakroom

Lounge

12'5" x 12'5" (3.81 x 3.81)

Kitchen/Diner

21'3" x 10'6" (6.50 x 3.21)

Bedroom 1

13'6" x 10'6" (4.14 x 3.22)

Bedroom 2

10'7" x 8'11" (3.24 x 2.74)

Bedroom 3

10'5" x 7'4" (3.20 x 2.25)

Shower Room

Integral Garage

Tenure

Freehold

Services

Mains water, electricity, drainage and gas.

EPC

D66

Local Authority

West Devon Borough Council - Tax Band C

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 Velverton 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

Travelling from Bedford Square follow Plymouth Road. After the Texaco Fuel Station take the next left onto Grenville Drive. Follow the road all the way up and around to the right, where the property can be found on the left hand side.



Floor Plan



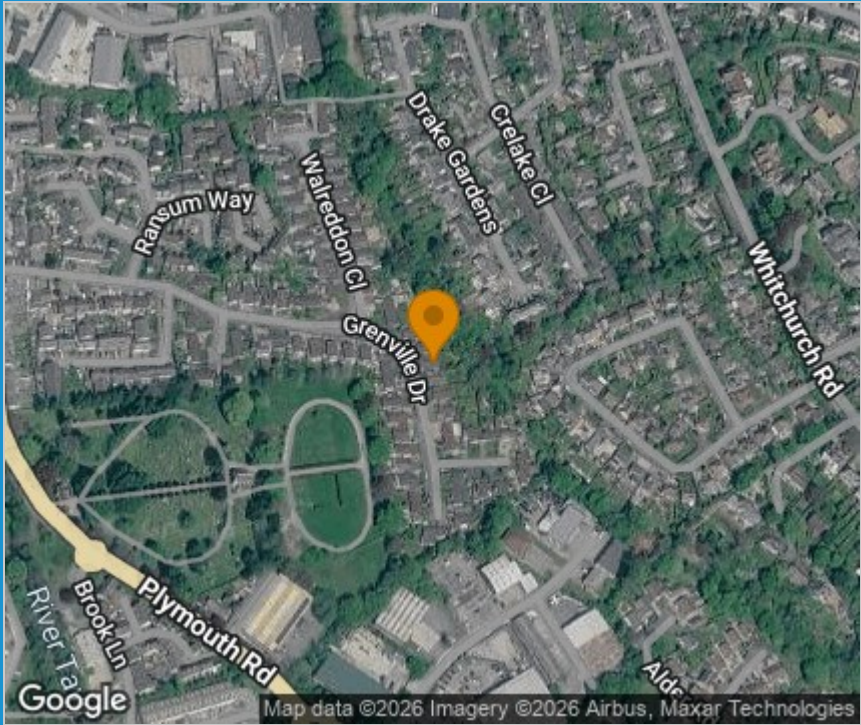
Viewing

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.

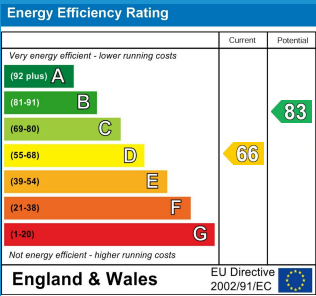
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Area Map



Energy Efficiency Graph



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