



Town • Country • Coast



Trenance Drive  
Lamerton, Tavistock

Guide Price £399,950



## Trenance Drive

Lamerton, Tavistock

Sitting in the corner of a quiet cul-de-sac in the popular village of Lamerton, is this beautifully presented, three double bedroom detached home, with generous living areas finished to a high standard, together with garage, parking and enclosed rear garden backing onto green fields.

You enter the property into the hallway, with door off to the modern kitchen, with a range of base and wall units and window looking out to the front of the property. Doors from the hallway also lead to the garage, a downstairs WC, into the living areas and stairs up to the first floor.

The Living/Dining Room is a very generous room with plenty of space for family gatherings round a large dining table and cosy evenings in front of the multi-fuel stove. A faux oak beam creates a classic feel with a modern twist. A door from here leads to the conservatory, another great reception space, perfect for soaking in the sunny days and enjoying views of the garden and fields beyond.

Upstairs there are three generous double bedrooms. The master boasting built in wardrobes and an en-suite shower room and peaceful views across the adjoining field. There is also a modern family shower room with double shower unit.

Outside, the garden is mainly laid to lawn, bordered by shrubs, with a large patio area ideal for entertaining outside in the summer months and al fresco dining.





## Entrance Hall

### Kitchen

13'10" x 6'9" (4.22 x 2.06)

### Downstairs WC

### Living/Dining Room

21'4" x 12'11" (6.52 x 3.95)

### Conservatory

9'11" x 9'4" (3.04 x 2.87)

### Master Bedroom

21'2" x 13'1" (6.47 x 4.01)



### Ensuite

### Bedroom 2

12'2" x 9'11" (3.73 x 3.04)

### Bedroom 3

10'11" x 9'5" (3.35 x 2.88)

### Garage

19'10" x 9'11" (6.06 x 3.03)

### Tenure

Freehold

### Services

Mains water, electricity, drainage and LPG gas central heating.

### Council Tax Band

E

### EPC

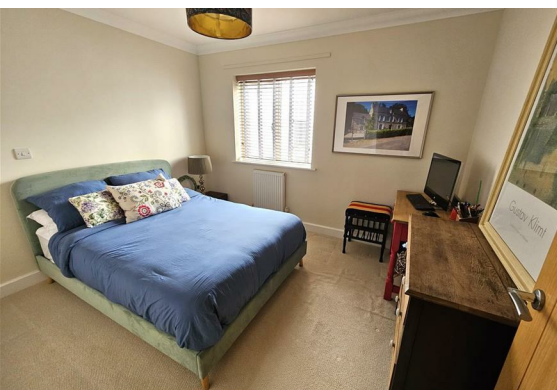
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### Situation

The pretty village of Lamerton is located to the North West of the thriving market town of Tavistock. The village itself has a real sense of community and boasts a very popular pub, The Blacksmiths Arms and a well respected primary school. The nearby town of 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.

### Directions

From Tavistock, head out on New Launceston Road past Tavistock Hospital and continue until you reach the village of Lamerton. As you drive through the village, turn right immediately after the Blacksmith's Arms. Take the turning into Trenance Drive on the right just after the entrance to the village hall. Turn right again into the top of the cul-de-sac and the property can be found on the left.



Floor Plan



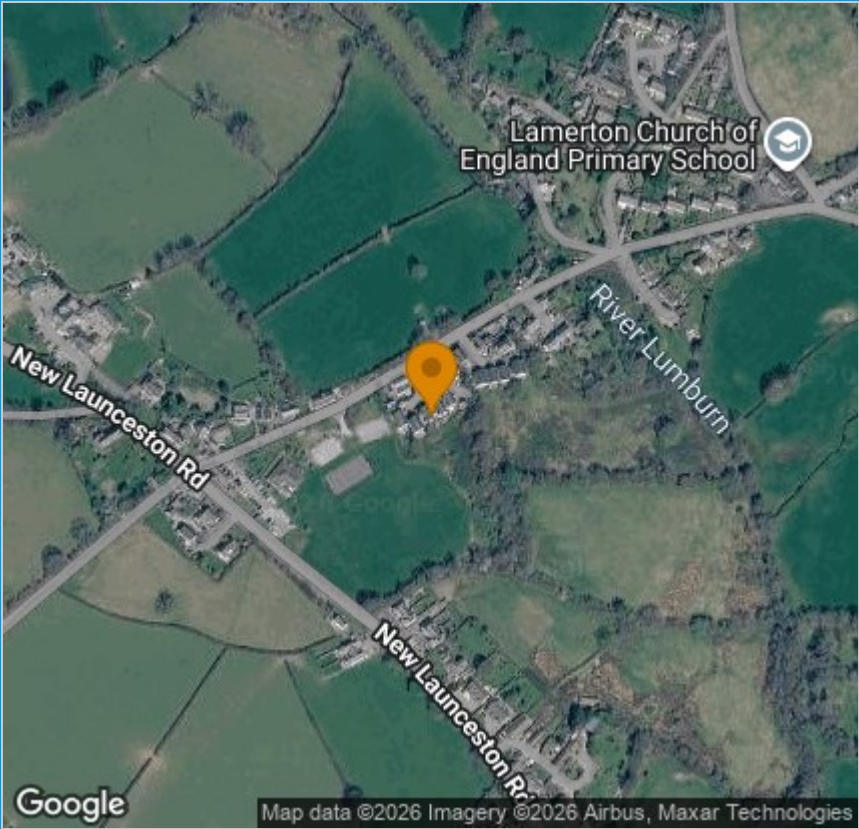
Viewing

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Area Map



Energy Efficiency Graph

