



Town • Country • Coast



Greensway Road

Tavistock

Guide Price £450,000



4



2



2



## Greensway Road

Tavistock

### NO ONWARD CHAIN!

Enjoying spectacular views across the town, with Dartmoor in the distance is this versatile link detached family home, offering spacious four double bedrooms, arranged over three floors overlooking good sized established gardens, together with driveway and garage. The open plan lounge/dining room is a focal point of this house with large picture window to enjoy the views.

The driveway gives access to a recessed porch on the ground floor, a welcoming entrance hall being an 'L' shaped double aspect lounge/dining room with fireplace and of course the views. A well fitted kitchen boasts integrated fridge and a freezer, electric cooker and induction hob. On this level is a useful wet room and a door into the integral garage. Stairs then lead down to the middle floor with two double bedrooms and a generous family bathroom. Further stairs lead down to the lower ground floor with two further double bedrooms, one with sliding patio doors to the gardens, this room had previously been used as a study.

The integral garage has an electric door entry and door into the entrance hall.

To the side and rear of the property are well stocked gardens, with an abundance of flowering shrubs, established small trees and giving all round seasonal colour. There are meandering paths with extensive gravelled and paved patio areas, offering a good degree of privacy and enjoying superb views. A further path leads to the cellar with ample space for storage, window to rear and the wall mounted mains gas fired boiler.

The private road to this property was re-tarmacked approximately three years ago and the residents share the cost of repairs, being three properties in all.





## Ground Floor

### Entrance Hall

### Kitchen

9'10" x 8'10" (3.00 x 2.71)

### Lounge/Dining Room

22'2" x 21'9" (6.77 x 6.65)

### Wet Room

6'3" x 5'11" (1.91 x 1.81)

## Middle Floor

### Bedroom 1

13'10" x 10'7" (4.22 x 3.25)

### Bedroom 2

10'8" x 9'10" (3.27 x 3.01)

### Bathroom

9'4" x 7'8" (2.87 x 2.34)

## Lower Ground Floor

### Bedroom 3/Sun Room

11'3" x 10'7" (3.43 x 3.24)

Built in Wardrobe

### Bedroom 4

10'7" x 9'8" (3.23 x 2.97)

### Integral Garage

17'10" x 10'2" (5.46 x 3.11)

### Cellar

18'0" x 10'3" (5.50 x 3.14)

### Services

Mains water, electricity, drainage and gas.

### Local Authority

West Devon Borough Council - Band E

### EPC

TBC

### Tenure

Freehold

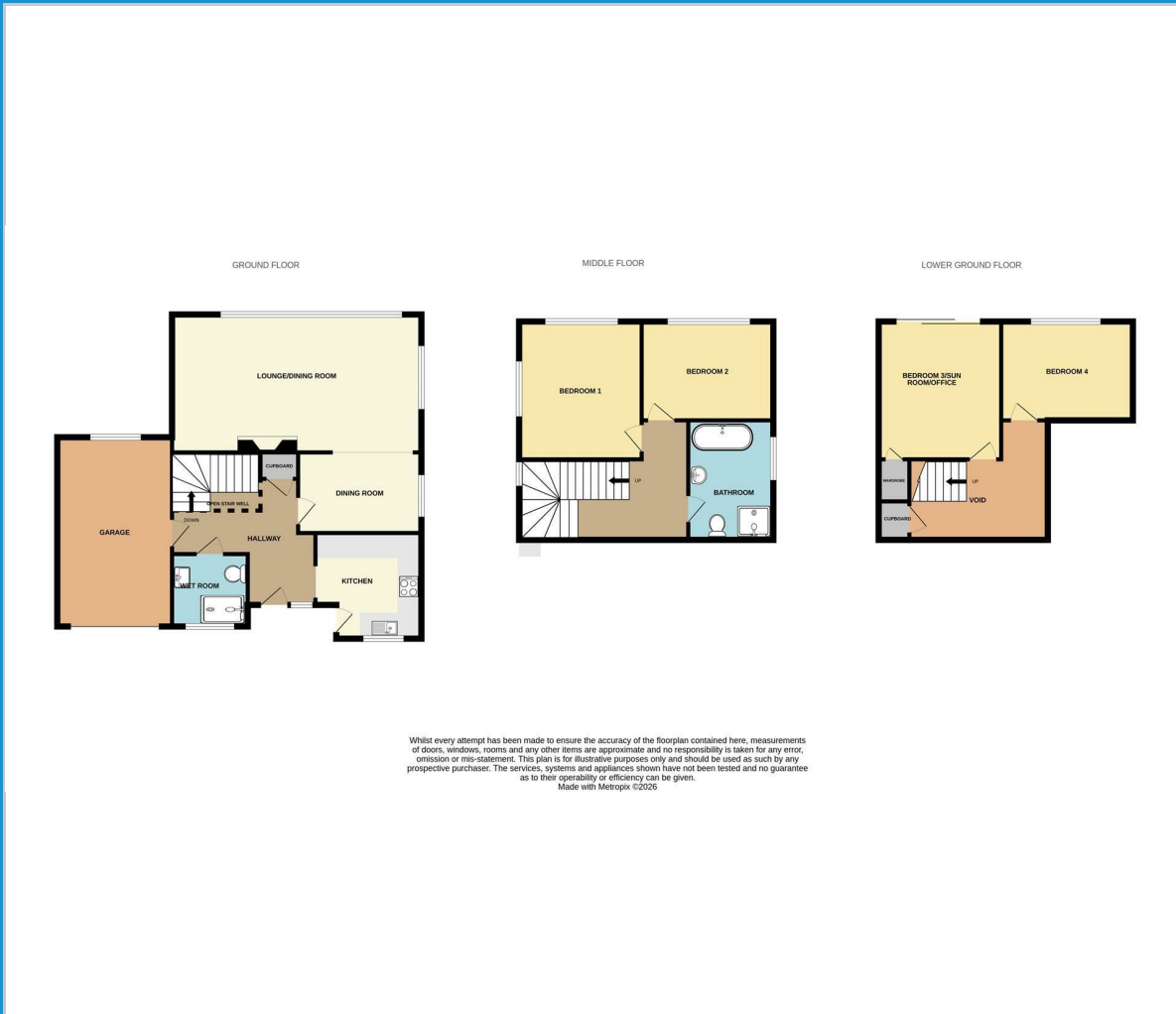
### Situation

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 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

From Tavistock Town Centre, proceed down Plymouth Road. At Drake's Statue roundabout, take the second exit. At the mini roundabout take the first exit onto the A390. Pass the church on your left and take the next left into Greensway Road. Continue along and bear left into a private road where the property will be found on the left hand side.

## Floor Plan



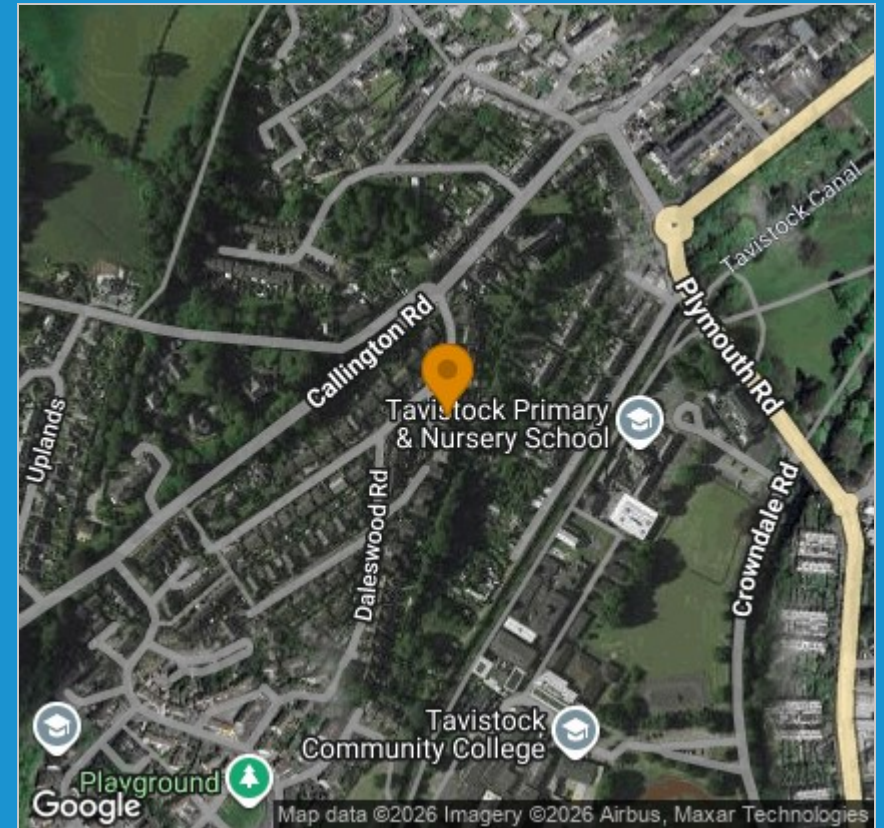
## Viewing

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

