



Town • Country • Coast



Brook Lane, Tavistock  
Offers In The Region Of £675,000





# Brook Lane

## Tavistock

Exquisitely designed by the current vendors in 2018 to feel like a cottage, this beautifully presented detached residence is located in a sought after location on the fringes of Tavistock. Offering three/four double bedrooms, delightful gardens, detached garage/car port, with studio above.

Highly energy efficient, the house benefits privately owned solar panels, battery backup and underfloor heating downstairs, via air source heat pump. The vendors have informed us they pay £70 per month for electricity.

Combining character with contemporary, well appointed with oak veneer internal doors and Karndean flooring, comprising a welcoming entrance hall with cloakroom. Doors lead to a generous sized double aspect living room with superb fireplace housing a woodburning stove under a heavy granite lintel. A separate snug/bedroom four and door to a superbly fitted modern kitchen/diner boasts wall and base units under quartz worktops, with central island being an impressive centre piece, with rounded breakfast bar. Patio doors overlook the garden. Door leads to utility room. A spacious landing has access to the insulated and boarded loft via ladder. Doors lead to a master bedroom suite enjoying rural views, ensuite luxury shower room with walk-in shower, basin with illuminated mirror over and WC. There are two further double bedrooms, both enjoying views and with eaves storage space. A family bathroom comprising luxury bath, basin with illuminated mirror over and WC.

A shared drive with one neighbour leads to off road parking, detached garage with electric door and adjoining car port, with store and bin/recycling store. External stairs to a large studio/home office, ideal for those working from home, supported by fibre cable Internet access. A private enclosed garden is located across the drive, with garden shed and a variety of mature shrubs with large Acer. Gardens wrap the property with patio, raised vegetable beds, log store and air source heat pump.



### Entrance Hall

### Cloakroom

### Living Room

17'5" x 17'10" max (5.32m x 5.45m max)

### Snug//bedroom 4

11'1" x 8'2" (3.38m x 2.50m)

### Kitchen/Dining Room

18'5" x 14'1" max (5.62m x 4.31m max)

### Utility Room

8'6" x 5'5" (2.60m x 1.66m)

### First Floor Landing

Boarded loft with ladder.

12'6" x 10'9" (3.82m x 3.30m)

9'0" x 4'3" (2.75m x 1.30m)

### Master Bedroom

14'1" max x 10'9" (4.30m max x 3.28m)

### Bedroom 2

Plus Eaves Storage

12'9" max x 11'5" (3.89m max x 3.50m )

### Bedroom 3

Plus eaves storage.

7'8" x 6'2" (2.36m x 1.88m)

### Bathroom

### Detached Garage/Car Port & Studio

17'4" x 10'2" (5.30m x 3.10m)

### Car Port

Plus storage areas

### Garage

With electric door.

19'5" x 10'0" (5.92m x 3.05m)



**Studio**  
External stairs.

20'11" x 10'10" (6.40m x 3.32m)

**Services**  
Mains water, electricity and drainage. Air Source Heat Pump Heating. Underfloor heating to ground floor. Privately owned solar panels.

**EPC**  
B85

**Local Authority**  
West Devon Borough Council - Tax Band E.

**Tenure**  
Freehold

**Agents Note**  
The entrance drive is shared with one neighbour.

**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.

**Directions**  
Travelling from Bedford Square follow Plymouth road towards Morrisons. At the mini-roundabout take the second exit onto Brook Lane. Follow this road, passing Tiddy Close and once you pass the entrance to Philpot Lane, after a short distance, the entrance to the property will be found on the left hand side.

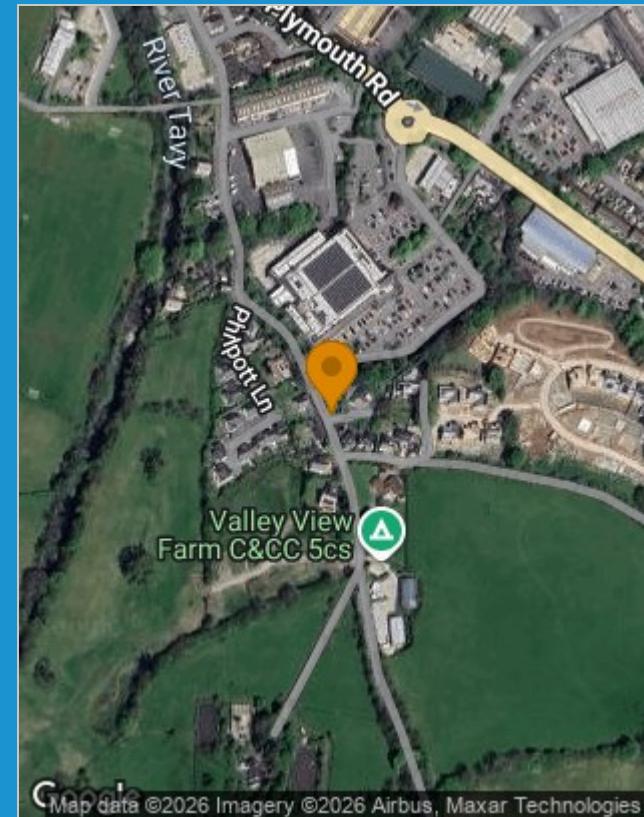




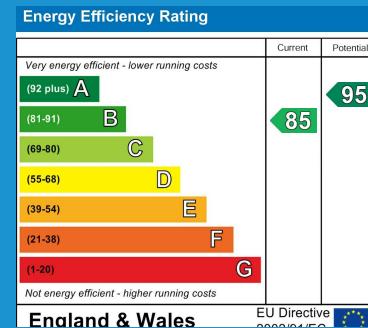
## Floor Plans



## 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.

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