

view property

Town • Country • Coast

Trenance Drive

Lamerton, Tavistock

Guide Price £399,950

3 3 2 D

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.





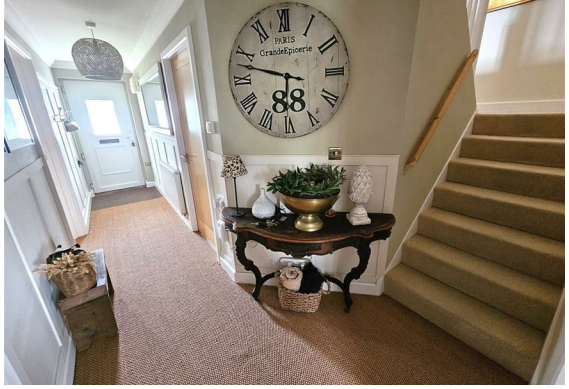




















Entrance Hall

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
D/58

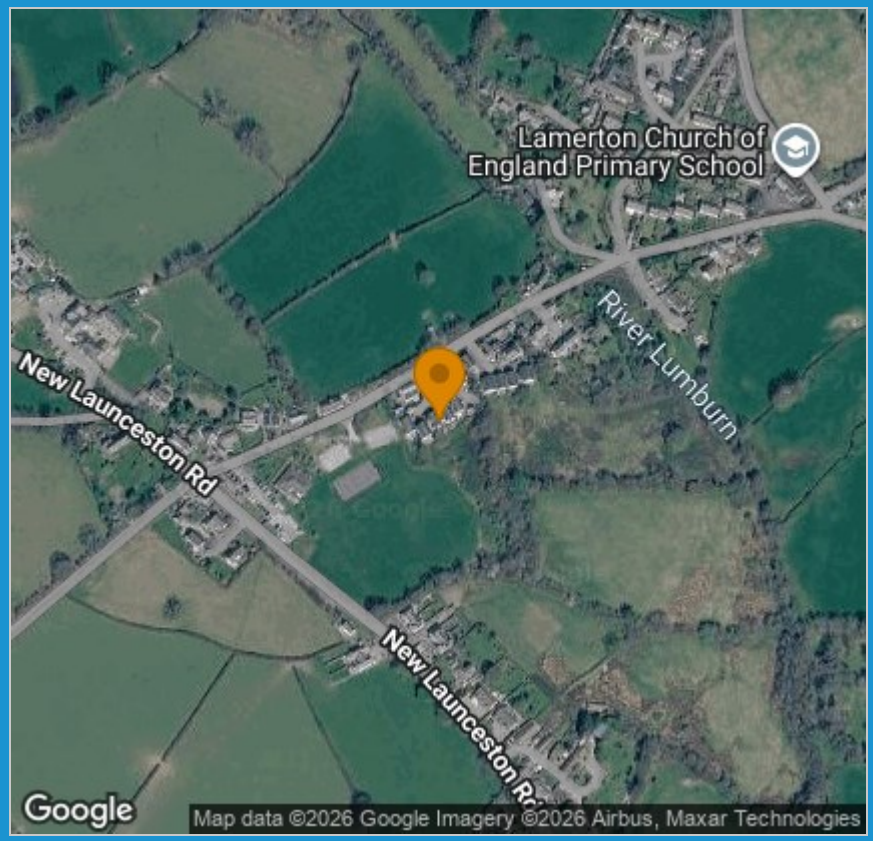
Situation
The pretty village of Lamerton is located to the North West of the thriving market town of Tavistock. The village itself has a real sense of community and boasts a very popular pub, The Blacksmiths Arms and a well respected primary school. The nearby town of Tavistock is an ancient stannary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

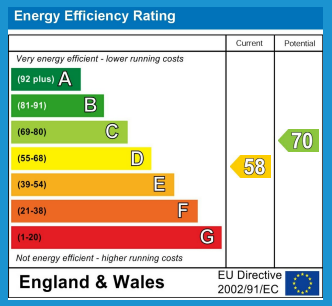
Floor Plan



Area Map



Energy Efficiency 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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