



Town • Country • Coast



Courtlands Road

Tavistock

Guide Price £365,000



# Courtlands Road

## Tavistock

Enjoying views over the town and towards Dartmoor is this well presented and spacious detached family home, offering three bedrooms, one with ensuite, a striking kitchen/diner, generous lounge, together with delightful front and enclosed rear gardens. Driveway parking for at least two vehicles and a garage.

The spacious accommodation comprises a good sized hallway with useful downstairs cloakroom, with door leading into the generous sized lounge with bay window overlooking the front gardens, woodburning effect gas fire. The striking kitchen/diner, with patio doors to rear and ample room for a dining table and chairs, is well fitted with a range of Shaker style wall and base units under solid wood worktops and incorporating a 1.5 bowl sink unit, integrated appliances including fridge/freezer, dishwasher and Bosch electric oven and induction hob, with modern extractor over. Built-in understairs storage cupboard and a door leading to the utility room with further matching cupboards, housing an integrated washing machine and wall mounted mains gas fired boiler. Door to outside.

On the first floor landing, with built-in airing cupboard, doors lead to the bedrooms and bathroom. The main bedroom boasts two built-in wardrobes and a fully tiled ensuite shower room with vanity basin, WC and shower cubicle, with mains fed rainfall and separate shower heads over. Chrome heated towel rail. The second bedroom also boasts a built-in wardrobe and the family bathroom is also well appointed with a ball and claw feet bath, mains fed shower over, vanity basin, WC and chrome heated towel rail.

Outside, a driveway provides parking for two vehicles and a single garage with light and power connected, with door to the rear gardens. There are front gardens with mature established shrubs and a gate to the side leads into the enclosed lawned gardens. Patio, flower borders and mature Apple Tree. Outside lighting and tap.





#### Hall

7'9" x 5'11" (2.37m x 1.81m)

#### Living Room

12'2" x 13'3" (3.73m x 4.06m)

#### Kitchen/Diner

17'6" x 11'7" (5.35m x 3.54m)

#### Cloakroom

#### Utility

6'3" x 4'10" (1.91m x 1.49m)

#### First Floor Landing

#### Bedroom 1

10'10" x 10'9" (3.31 x 3.30)

#### En-suite

7'7" x 4'3" (2.32m x 1.32m)

#### Bedroom 2

10'8" x 7'11" (3.27m x 2.42m)

#### Bedroom 3

7'11" x 6'7" (2.42m x 2.01m)

#### Bathroom

7'6" x 6'4" (2.30m x 1.95m)

#### Garage

19'10" x 8'9" (6.06m x 2.69m)

#### Services

Mains Gas, Electricity, Water and Drainage

#### Local Authority

West Devon Borough Council - Tax Band D

#### EPC

C73

#### Tenure

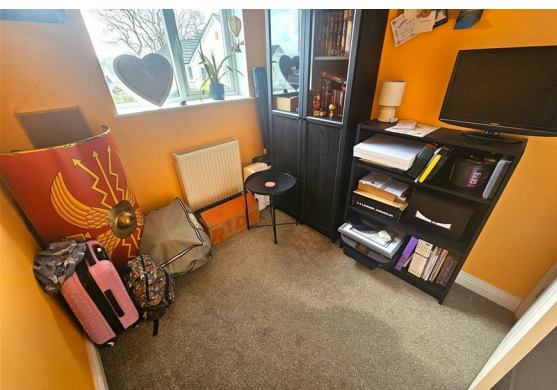
Freehold

#### 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 beautiful attractions such as the Walkham, the Tavy and the Tamar.

#### Directions

From Tavistock Town Centre, proceed up Drake Road and follow the road round to the left, as you go up the hill, take the left into Glanville Road. After a short distance, turn right into Courtlands Road. The property will be found on the left, immediately after the turning for Hessary View.



Floor Plan



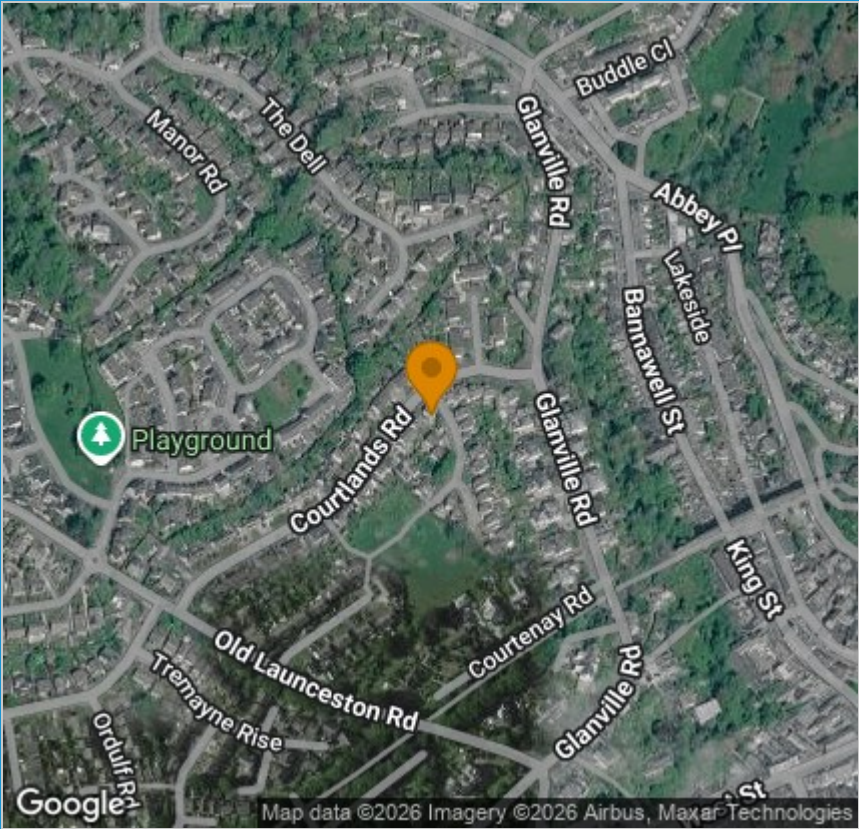
Viewing

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

