



20, Peryn Road



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Tavistock, Devon PL19 8LP

Tavistock Town Centre 0.5 miles (on foot) • Whitchurch Down 2 miles • Plymouth 15.5 miles • Exeter 40 miles

**Situated in a well-regarded location, within easy reach of the town centre, a very well-presented and maintained home offering superb versatility, complete with a southeast-facing garden, garage and driveway.**

- Flexible Detached House
- Bright and Tastefully Finished
- Maintained in Superb Condition
- 4/5 Bedrooms, 2 Bathrooms
- Southeast-facing Rear Garden
- Driveway and Integral Garage
- Popular, Quiet Cul-de-sac
- Convenient Access to Town
- Freehold
- Council Tax Band: E

**Guide Price £475,000**

## **SITUATION**

This extremely comfortable and well-appointed family home is situated in a quiet and well-regarded residential area on the northern side of Tavistock, at the end of a cul-de-sac of 13 houses, of which there have collectively been only 15 sales in the past 30 years. The property is within walking distance of the town centre, and both the primary and secondary schools. The house enjoys some far-reaching views across the town towards surrounding countryside and Dartmoor, particularly from the rear of the property. Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town centre (0.5 miles on foot) offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth is 15 miles to the south and the city of Exeter lies 40 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

## **DESCRIPTION**

This extremely tastefully finished and presented, and highly versatile detached house was built in 1996, of cavity blockwork beneath a marley roof, and purchased by our client in 2018, following which it was subject to a comprehensive programme of refurbishment and modernisation.



These works include full redecoration and new flooring throughout, a new kitchen, an upgraded bathroom and en-suite, and new exterior uPVC windows and doors (under warranty until 2028). Additionally, the house was fully redecorated externally within the last 12 months. The bright and well-proportioned accommodation offers four bedrooms and two receptions in addition to the sizeable kitchen/diner, giving the house excellent flexibility to suit a number of lifestyles and requirements. Externally, the house is complemented by a driveway for up to three vehicles, an integral garage and an attractive, enclosed rear garden which faces southeast and enjoys an open rear aspect.

#### ACCOMMODATION

The house is entered beneath a canopied porch into a hallway. On the ground floor are: a versatile reception room, currently a music room but which could serve as a second sitting room, home office or fifth double bedroom; a cloakroom; and the bright, open kitchen/dining room, which enjoys views over the rear garden and the wooded former railway embankment towards Dartmoor. The kitchen features a comprehensive range of cupboards and cabinets, composite worktops with a 1.5-bowl sink and drainer, a Cuisinemaster range with 5-ring gas burners and triple electric ovens, and space for an upright fridge-freezer and dishwasher. The lower ground floor hosts the principal reception room, centred around a stone feature fireplace, with sliding patio doors to the rear garden and under-stairs storage. This is a private, quiet space with an attractive garden outlook. Also on this level is the utility room. On the first floor are the four double bedrooms and a family bathroom. The master bedroom enjoys a southerly aspect with views of Dartmoor and the townscape, and includes double fitted wardrobes with shelving and drawers, along with a tasteful en-suite shower room with walk-in enclosure. The matching family bathroom features a panelled bath with a shower over.

#### OUTSIDE

A tarmac driveway at the front provides parking for two cars, with an additional gravelled space providing further parking and a lawned area beside it, along with access to the integral single garage. To the rear, a paved patio sits directly outside the sitting room and leads onto a well-kept lawn bordered by mature flowering shrubs. The southeast-facing garden enjoys excellent sunlight.

#### SERVICES

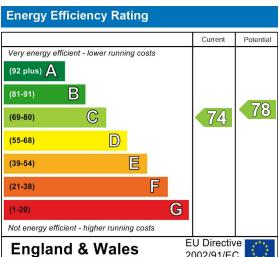
All mains services are connected, with gas-fired central heating throughout. Ultrafast broadband is available. Variable indoor mobile coverage is available with EE, O2 and Vodafone (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

#### AGENT'S NOTES

1. The property benefits from a right of way to the front across two neighbouring houses. Being at the end of the cul-de-sac, no access is required over our client's property.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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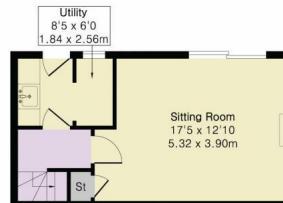
**Approximate Gross Internal Area 1443 sq ft - 134 sq m  
(Excluding Garage)**

Lower Ground Floor Area 311 sq ft - 29 sq m

Ground Floor Area 511 sq ft - 47 sq m

First Floor Area 621 sq ft - 58 sq m

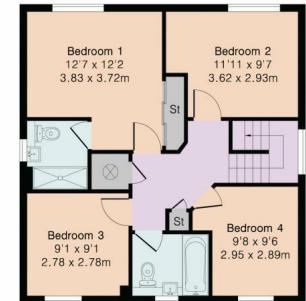
Garage Area 165 sq ft - 15 sq m



Lower Ground Floor



Ground Floor



First Floor