

Montgomery Drive

Tavistock

Guide Price £279,950

## Montgomery Drive

Tavistock

Offered with No Onward Chain and ready to move into, is this mid terraced family home, arranged over three floors, with three double bedrooms, master with en suite shower room, front and rear gardens, together with garage and parking.

Spacious, light and airy accommodation, which comprises an entrance hall with useful downstairs cloakroom and understairs storage recess, modern kitchen with range of wall and base units, built-in electric double oven, hob and extractor over, space and plumbing for washing machine and dishwasher. Space for fridge/freezer. A generous lounge/dining room overlooks the rear gardens with French doors onto the patio.

On the first floor are two double bedrooms letting in plenty of light and enjoying glimpses of Dartmoor to the rear, together with a family bathroom. On the second floor is the master bedroom with a good sized en-suite shower room, with recessed shower cubicle, low level WC and basin.

Outside, to the front of the property is a small garden with flower beds. Approached via an archway beneath a coach house is the garage with parking space. The garage has power and lighting, with door into the rear gardens laid to gravel for ease of maintenance and patio for dining al fresco and relaxing.





#### Entrance Hall

#### Cloakroom

#### Kitchen

11'5" x 8'7" (3.50m x 2.64m)

#### Lounge/Diner

15'5" x 15'3" (4.70m x 4.65m)

#### First Floor

#### Bedroom 2

15'3" x 8'5" (4.65m x 2.57m)

#### Bedroom 3

9'10" x 8'9" (3.00m x 2.69m)

#### Bathroom

8'7" x 6'11" (2.62m x 2.12m)

#### Second Floor

#### Master Bedroom

17'3" x 11'8" max. (5.28m x 3.56m max.)

#### En Suite Shower Room

6'11" x 4'11" (2.13m x 1.51m)

#### Outside

#### Garage

17'10" x 9'1" (5.46m x 2.78m)

#### Services

Mains water, electricity, drainage and gas.

#### Local Authority

West Devon Borough Council - Tax Band D

#### EPC

C79

#### Tenure

Freehold. Ground maintenance charge £391 annually.

#### 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 Yelverton 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

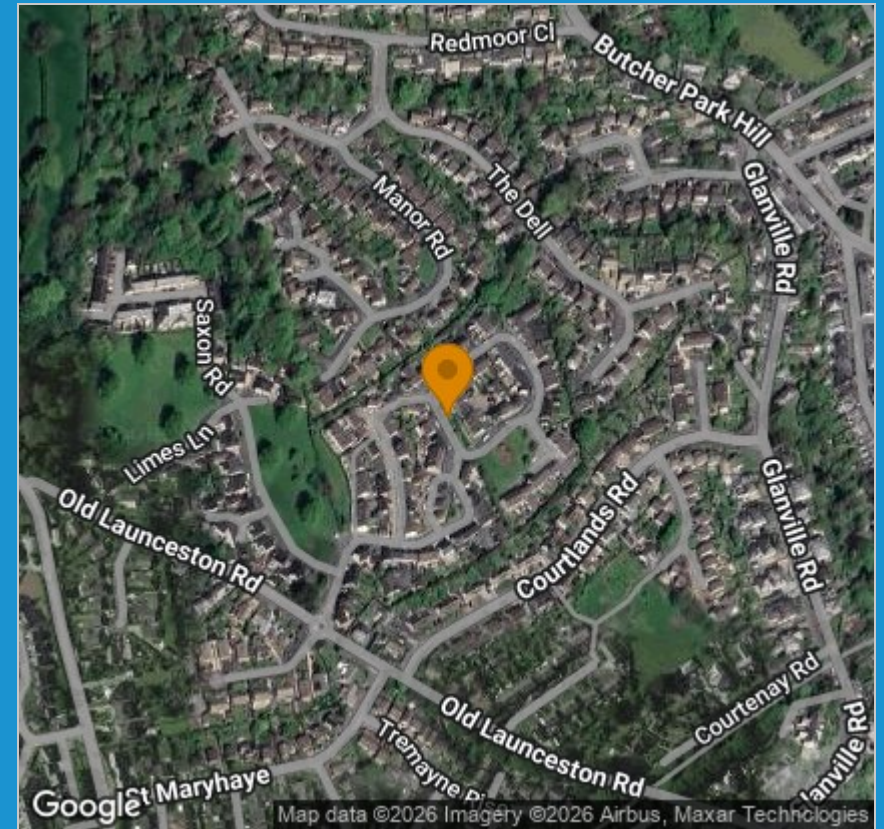
Leaving Tavistock's Bedford Square via Drake Road (between the banks) continue up the hill taking the third turning on the left into Butcher Park Hill and Glanville Road. Take the second right into Courtlands Road and proceed to the 'T' junction. Turn right and then right again at the mini roundabout into Montgomery Drive. Take the 3rd left and the property will be found on the right hand side.



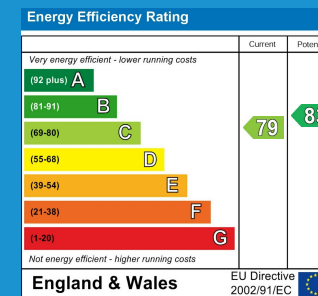
## Floor Plan



## 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.

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