



Tiddy Close
Tavistock

Guide Price £315,000

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Tiddy Close

Tavistock

Occupying a sought after location in this quiet cul-de-sac, is this immaculately presented four bedroom mid terraced family home, arranged over three floors with the main bedroom on the second floor boasting an ensuite shower room. Off road parking and visitor parking, easy-to-maintain gardens and only a short walk from amenities.

As you enter a welcoming entrance hall with large understairs recess and useful downstairs cloakroom, doors lead to a generous living room, with French doors to the rear gardens, attractive media wall unit with inset electric fireplace and recess for a large tv and a kitchen/diner boasting a modern Howdens kitchen with range of wall and base units incorporating integrated appliances. These include fridge/freezer, dishwasher, washing machine and tumble dryer, together with an electric built-in oven and hob. Wall mounted mains gas fired boiler for central heating and hot water.

On the first floor landing is a deep airing cupboard and further storage cupboard. There are three generous sized bedrooms, one being single and two doubles, complemented by a well appointed family bathroom, with a shower over the bath, basin and WC.

Stairs then lead to the second floor main bedroom with range of built-in wardrobes and dormer window enjoying views. An ensuite shower room with corner shower cubicle, basin and WC.

To the rear of the house is an astro-turfed lawn for ease of maintenance with patio and storage area, outside tap and light. To the back of the garden is an attractive area of gravel, ideal for sitting outside, entertaining or relaxing with raised flower bed giving an array of colour in the summer months. Within a few steps of the property is an allocated parking bay and visitors space.





Entrance Hall

Cloakroom

Kitchen/Diner

13'10" 9'1" (4.24 x 2.77)

Living Room

16'3" x 11'6" (4.96 x 3.51)

First Floor Landing

Bedroom 2

10'11" x 9'5" (3.35 x 2.89)

Bedroom 3

10'7" x 9'5" (3.23 x 2.88)

Bedroom 4

7'8" x 6'7" (2.35 x 2.02)

Bathroom

6'7" x 5'8" (2.02 x 1.74)

Second Floor Landing

Bedroom 1

12'10" x 12'6" max (3.92 x 3.82 max)

Ensuite Shower Room

7'5" x 8'2" max. (2.28 x 2.50 max.)

Services

Mains water, electricity, drainage and gas.

Local Authority

West Devon Borough Council - Tax Band C

EPC

C71

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.

Directions

Travelling from Bedford Square follow Plymouth road towards Morrisons. At the mini-roundabout take the second exit onto Brook Lane, after a short distance turn left into Tiddy Close and then immediately left again where the property will be found on the right hand side.



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.

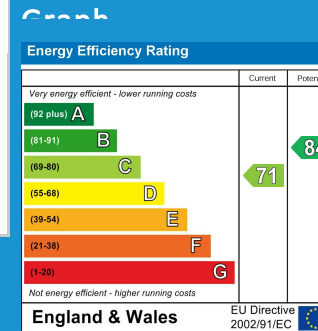
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Area Map



Energy Efficiency



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