



Town • Country • Coast



Crease Lane

Tavistock

Guide Price £284,995



## Crease Lane

Tavistock

Offered with NO ONWARD CHAIN, is this detached two double bedroom bungalow, together with two reception rooms, gardens to front and rear and off road parking for two cars.

Set back from the road, a gate leads to the front garden and entrance porch. Entrance hall with doors leading to the sitting room with stone fireplace and tv display shelf to side, generous sized dining room with built-in storage cupboard and further cupboard housing the wall mounted gas fired boiler. A doorway from here leads into the kitchen, separated into a utility area and door to the rear gardens. Views over the garden and towards the Catholic Church can be enjoyed.

There are two double bedrooms, both with garden views and built-in wardrobes. The shower room boasts a large walk-in shower cubicle with electric shower over, wash basin and WC.

A path to the side of the bungalow leads to the rear gardens, gravelled for ease of maintenance but well stocked with many mature shrubs, flowering plants and small trees. Useful wood store.





#### Entrance Porch

#### Entrance Hall

#### Living Room

11'10" x 9'10" (3.63m x 3.02m)

#### Dining Room

14'7" x 10'10" (4.46m x 3.32m)

#### Kitchen

11'10" x 6'5" max. (3.63m x 1.98m max.)

#### Utility Area

11'11" x 5'3" (3.64m x 1.61m)

#### Bedroom 1

12'0" x 9'10" (3.66m x 3.01m)

#### Bedroom 2

10'11" x 8'7" (3.33m x 2.63m)

#### Shower Room

7'6" x 4'10" (2.29m x 1.48m)

#### Services

Mains water, electricity, drainage and gas.

#### Local Authority

West Devon Borough Council - Tax Band C

#### EPC

D/63

#### 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 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.

## Floor Plan



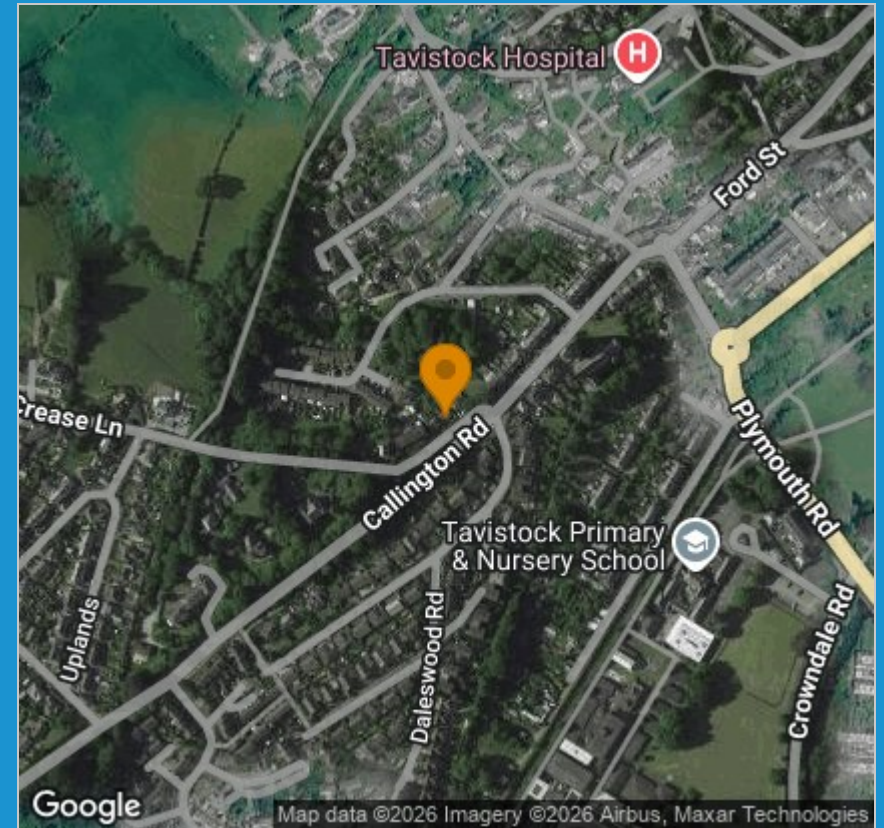
## Viewing

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

