

view property

Town • Country • Coast

Abbotsfield Crescent

Tavistock

Guide Price £499,950

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Abbotsfield Crescent

Tavistock

An immaculately presented, spacious and detached bungalow with gated driveway entrance on the fringe of Tavistock.

Situated in the corner of a quiet crescent, double gates open onto a sweeping driveway with manicured lawn leading down to the bungalow and detached garage. The property benefits from solar panels with battery, providing reduced electricity bills.

You enter into the hall with all rooms leading off. The generous kitchen diner is light and bright with a range of wall and base units, integrated fridge/freezer, a Rangemaster electric oven with induction hob and a useful island unit sitting centrally, housing the sink. Plenty of space for a large dining table and patio doors lead outside.
Off the kitchen is a useful utility area with space for washing machine and dryer and a separate WC. A door leads out to the rear.

The living room is spacious and dual aspect with large windows to the side and doors leading out onto the enclosed patio.

The three bedrooms are all double in size, the master boasting a bay window and the third currently utilised as an office.

The family bathroom is fully tiled with built in storage, large bath and shower over, WC and basin.

Outside there is a manicured lawn bordered by mature shrubs and trees to the front and to the rear, a low maintenance patio enclosed by a pretty picket fence that wraps around the back of the property.

























Hallway

Living Room
13'8" x 12'6" (4.19 x 3.82)

Kitchen Area
13'8" x 12'6" (4.19 x 3.82)

Dining Area
18'3" x 8'5" (5.58 x 2.58)

Bedroom 1
13'9" x 12'2" (4.2 x 3.71)

Bedroom 3
10'10" x 10'4" (3.31 x 3.15)

Bedroom 2
10'2" x 12'11" (3.12 x 3.94)

Bathroom
6'6" x 12'10" (2 x 3.93)

Utility Room
7'6" x 4'5" (2.29 x 1.36)

WC
3'7" x 4'5" (1.11 x 1.37)

Tenure
Freehold

Services
Mains gas, electricity, drainage and metered water.

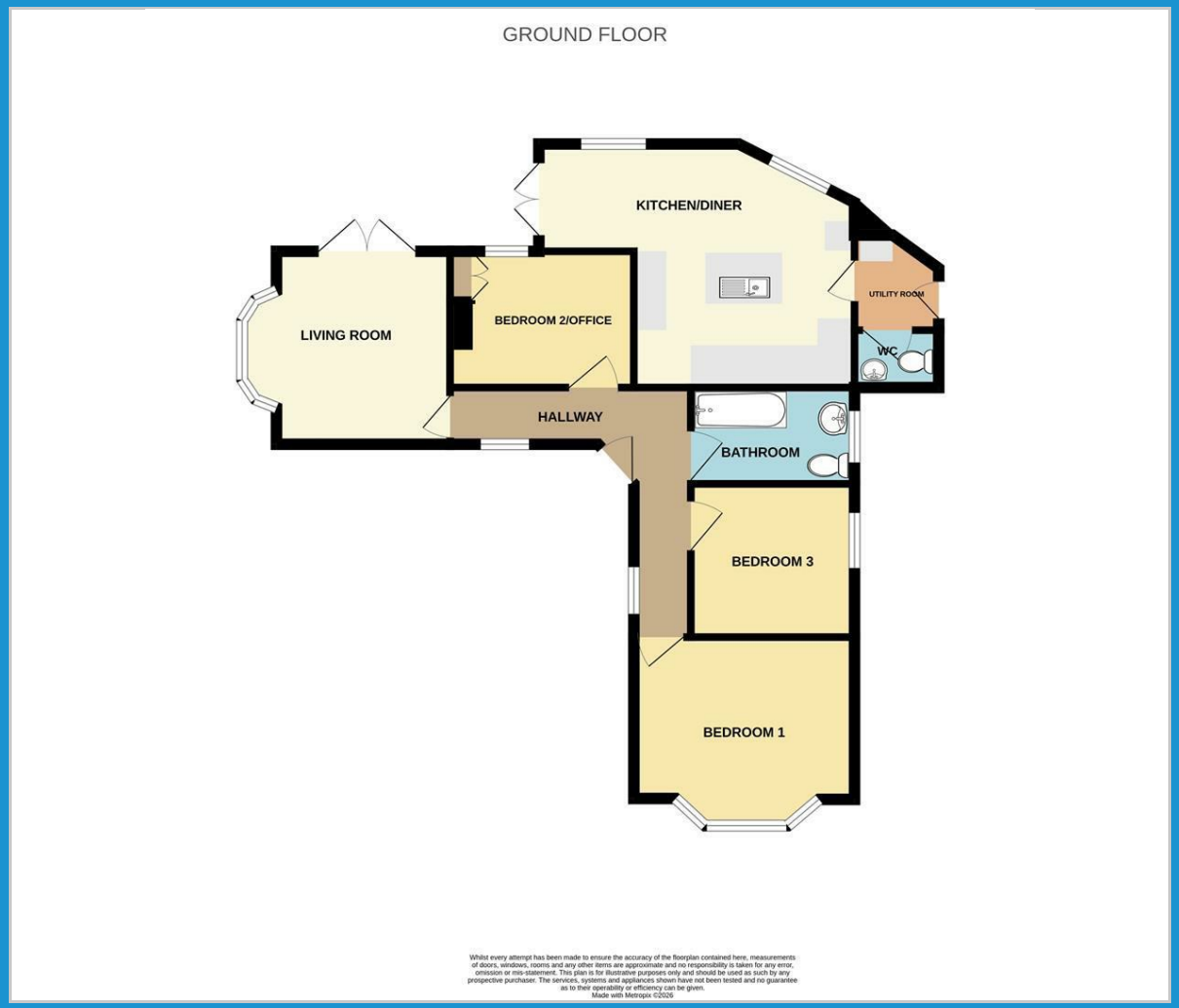
Council Tax Band
C

EPC
A/92

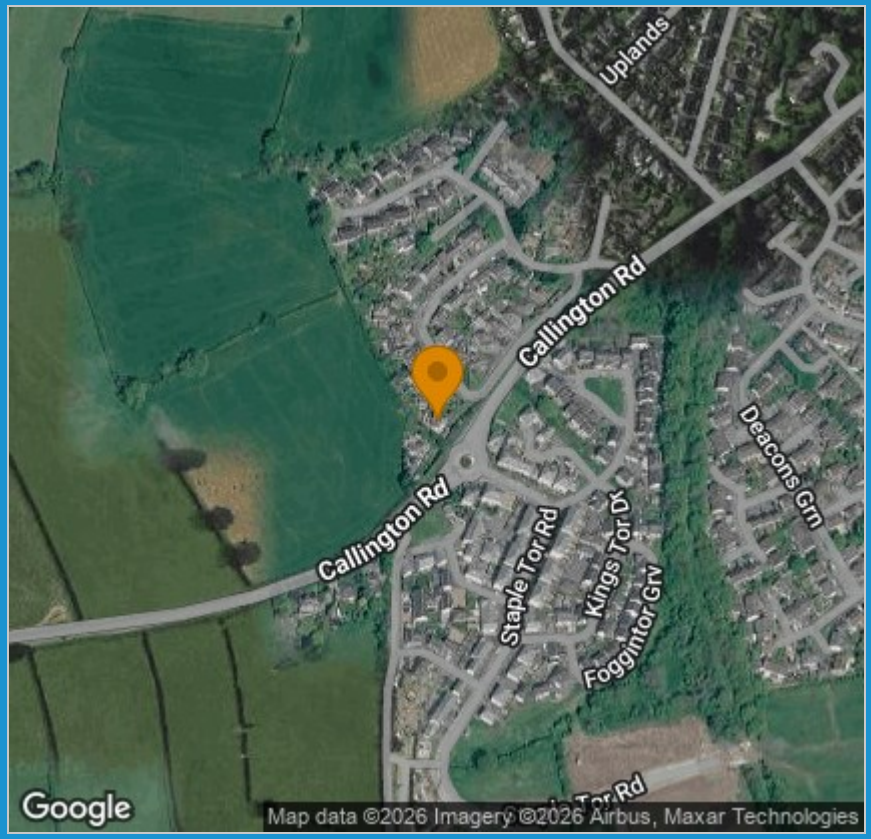
Situation
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both 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.

Directions
From Tavistock Town Centre take the A390 Callington Road out of Tavistock. Pass the Catholic Church on your left and proceed up the hill, turning right into Abbotsfield Crescent. Immediately turn left and follow the road up to the bend where the property can be found on the left.

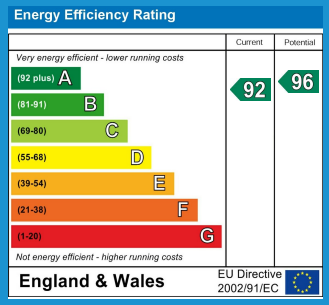
Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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