



Town • Country • Coast



Deer Park Crescent

Tavistock

Guide Price £495,000





## Deer Park Crescent

Tavistock

**NO ONWARD CHAIN.** Located in an enviable sought after position within the Deer Park area of Tavistock is this excellent example of a detached bungalow residence, wrapped in its own extensive landscaped gardens with ample driveway parking and integral garage. The spacious bungalow itself offers three double bedrooms with two reception rooms and two bath/shower room facilities.

The well presented, light and airy accommodation, which has mains gas fired central heating, via a newly installed boiler, comprises a recessed porch into a welcoming entrance hall, with cloaks storage and doors to principle rooms. A dining room overlooks the front garden, with archway into a comprehensively fitted kitchen/breakfast room, with range of wall and base units, breakfast bar, decorative storage cupboards and display shelving. Pleasant views from the kitchen and door to a rear lobby. The lobby has doors to the integral garage, outside and into a very useful shower room.

From the hall, doors lead to a good sized light and airy lounge, with fireplace housing a gas fire, together with window and single patio door to the rear gardens. There are three double bedrooms, all boasting built-in wardrobes, and a further bathroom.

The gardens are predominantly laid to lawn, extending to the front, sides and rear of the bungalow, with mature shrubs, established flower beds and borders offering all year colour. To the rear an extensive patio is a superb place to sit and enjoy the garden and views, further patio which could used to place a summerhouse and separate area with concrete base, ideal for a greenhouse. There are two useful timber garden stores, outside tap and lighting.







#### Entrance Hall

#### Dining Room

11'4" x 10'0" (3.47m x 3.07m)

#### Kitchen/Breakfast Room

11'10" x 10'3" (3.61m x 3.14m)

#### Rear Lobby

#### Shower Room

6'3" x 5'10" (1.92m x 1.80m)

#### Lounge

17'10" x 12'10" (5.46m x 3.93m)

#### Bedroom 1

11'7" x 11'1" (3.55m x 3.38m)

#### Bedroom 2

10'11" x 9'2" (3.34m x 2.80m)  
Plus wardrobes

#### Bedroom 3

9'10" x 9'4" (3.02m x 2.86m )  
Plus wardrobes and door recess.

#### Bathroom

8'10" x 5'4" (2.70m x 1.63)

#### Integral Garage

18'0" x 11'11" (5.51m x 3.65m)

#### Services

Mains water, electricity, drainage and gas.

#### Local Authority

West Devon Borough Council - Tax Band E

#### EPC

TBC - Commissioned

#### 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.

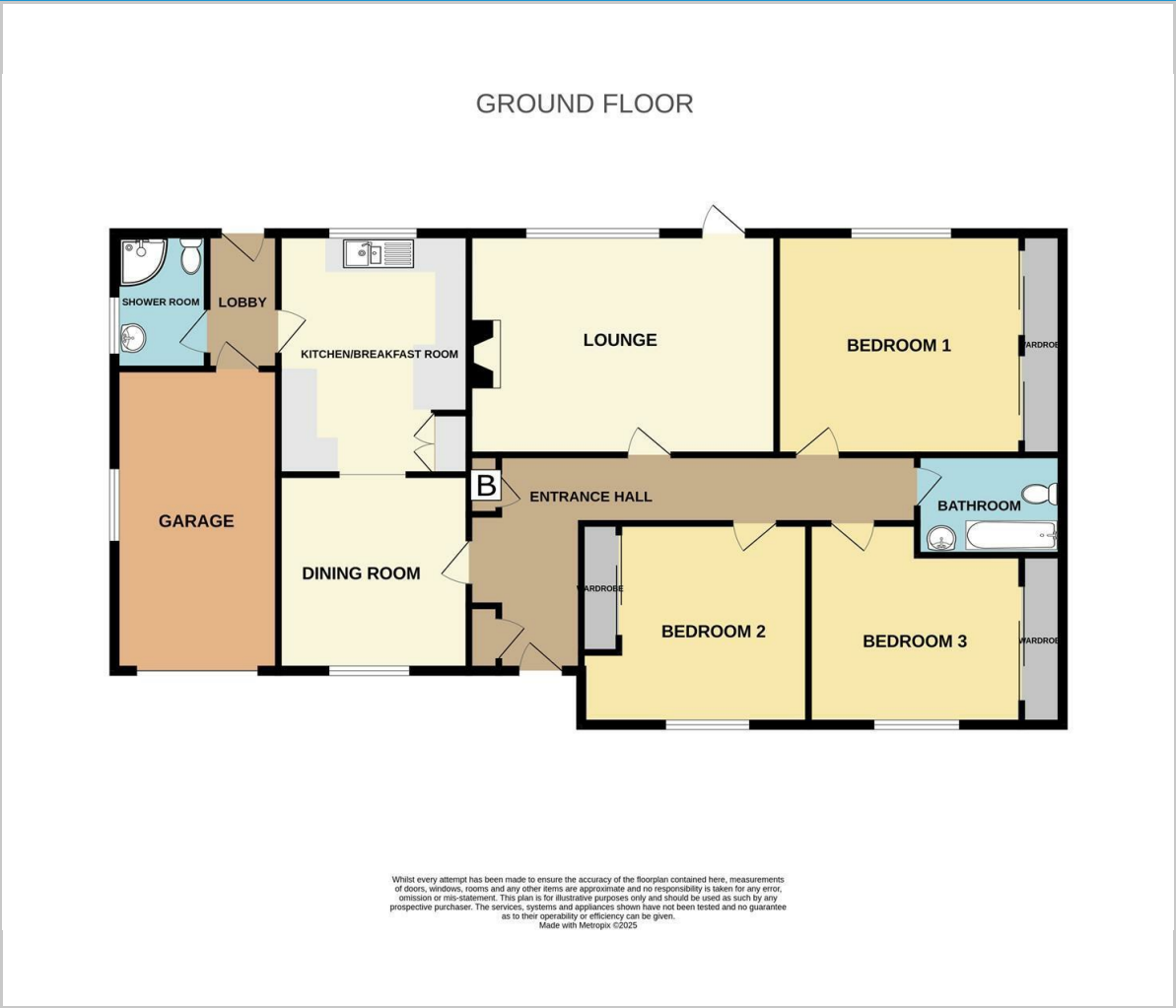
#### Directions

From Bedford Square drive past the Post Office and at the mini roundabout turn right onto Whitchurch Road. Take the first turning on the left into Deer Park Lane. Take the 2nd left into Deer Park Road and follow this to the next left into Deer Park Crescent, follow the road around until you will find the property on the right hand side.





Floor Plan



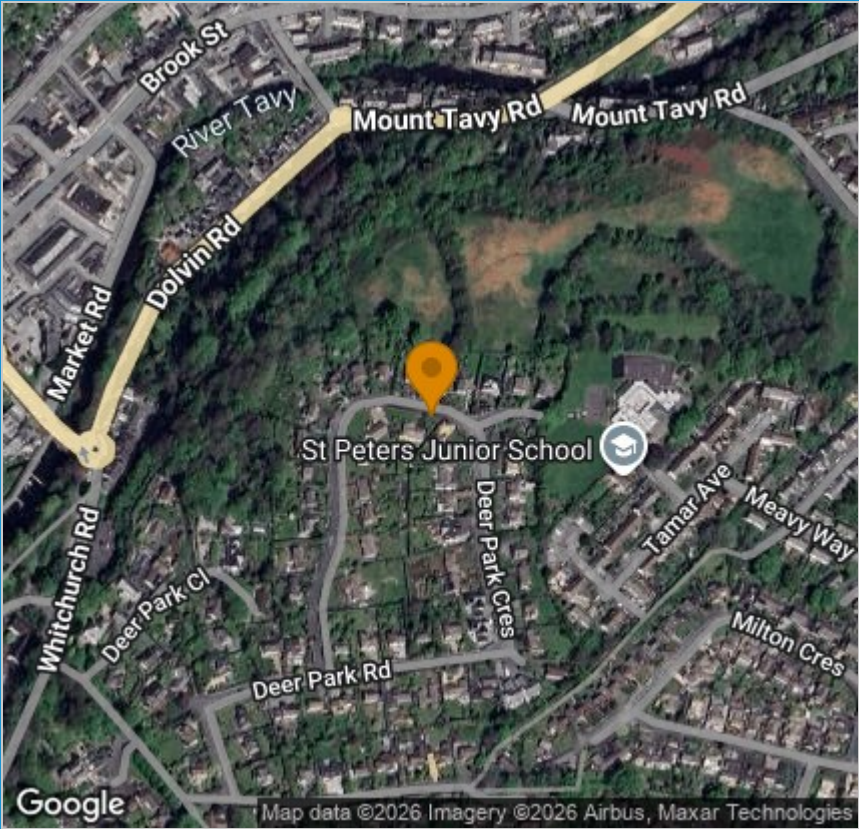
Viewing

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 Graph

