

Manor Way, PL19 8RF

Tavistock

Offers in the Region of

£270,000

Salisburys

This very well presented three bedroom Town House is situated on Manor Way with the benefit of an open aspect to the front offering views across "The Green". It is offered CHAIN FREE and is double glazed with gas central heating. The property offers the benefit of a single garage with additional parking space in front which is easily accessed from a pedestrian gate from the rear garden. The accommodation comprises of an Entrance hall, Fitted Kitchen/Breakfast Room, L shaped Lounge with French Doors leading to the rear garden and a Downstairs Cloakroom. The first floor offers two Double Bedrooms and a Family Bathroom with the Master Bedroom on the Second Floor with En Suite and generous walk in wardrobe/storage Room. Externally, the property has an enclosed rear garden laid to lawn with a rear gate providing access to the garage. Recently redecorated and fitted with new carpets, this property is ready to move into immediately.





Accommodation: The property can be accessed from "The Green" at the front of the property or via the rear access gate close to the garage at the rear.

Hallway (1.83m x 4.52m/6'0" x 14'0"):

Kitchen/Breakfast Room (2.51m x 2.91m/8'3" x 9'7") The Kitchen/Breakfast Room overlooks the front garden and is fitted with a range of base and wall units with laminate work top and tiled flooring.

Cloakroom/WC (0.80m x 1.57m/2'7" x 5'2"): The Downstairs Cloakroom is fitted with a low level w.c with hand basin.











Lounge/Dining Room: (4.43m x 4.61m/14'6" x 15'1"): The Lounge/Dining Room overlooks the rear garden with French Doors opening out to a paved patio area.

First Floor:

Bedroom 2 (4.53m x 2.43m/14'10" x 8'0"): Bedroom Two overlooks the rear garden with two double glazed windows.

Bedroom 3 (2.56m x 2.86m/8'5" x 9'5"): Bedroom Three overlooks "The Green" to the front of the property.

Family Bathroom (2.55m x 2.01m/8'4" x 6'7"): The Family Bathroom is fitted with a full sized bath with thermostatically controlled overhead shower and part tiled splashback, pedestal hand basin and low level w.c.

Master Bedroom (3.44m x 3.89m/11'3" x 12'9"): The Master Bedroom offers views across "The Green" and benefits from:-

Walk-In Wardrobe/Storage (1.63m x 1.68m/5'4" x 5'6"): A versatile walk-in Wardrobe/storage space.

En-Suite (2.75m x 1.37m/9'0" x 4'6"): The En-Suite is fitted with a square shower enclosure, pedestal hand basin and low level w.c with tile effect flooring.

Externally: The property has an enclosed rear garden laid to lawn with a rear gate providing access to the garage. To the front, there is a small front garden with pathway leading to the front door.

Garage: Single garage with up and over door

EPC: 72 C potentially 85 B

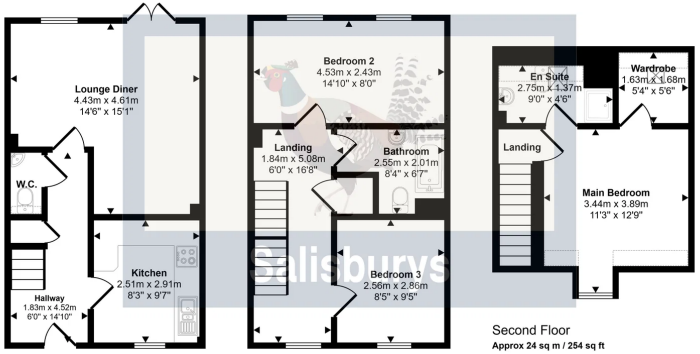
Council Tax: West Devon Borough - Band C

Agents Notes: Fixtures, fittings, appliances or any building services referred to does not imply that they are in working order or have been tested by us. The suitability and working condition of these items and services is the responsibility of purchasers.





Approx Gross Internal Area
93 sq m / 998 sq ft



Ground Floor
Approx 34 sq m / 369 sq ft

First Floor
Approx 35 sq m / 373 sq ft

Second Floor
Approx 24 sq m / 254 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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1 West Street, Tavistock, Devon, PL19 8AD 01822 611122 Principal: Lucy Trueman sales@salisburys.co.uk