



Manor Road, PL19 0PL

Offers In Region Of £485,000



## Manor Road, PL19 0PL

If you are looking for a "ready to move into" bungalow with three bedrooms on a generous corner plot with an open front aspect, this is the property for you! The bungalow is positioned in a highly desirable location close to the centre of Tavistock with front and rear gardens, a large double garage with driveway parking for multiple vehicles and far reaching views across the town and moors towards Cox Tor. The property is immaculately presented with accommodation comprising of:-three double bedrooms (Master Ensuite), Family Bathroom, Kitchen/Breakfast Room, separate Utility Room, dual aspect Lounge/Dining Room, landscaped front garden and fully enclosed rear garden. The property benefits from triple glazed windows, double glazed doors, solar panels (owned by the property) and an EPC of C! Offered CHAIN FREE and MUST BE VIEWED.

The property is approached via steps from the driveway to a covered front entrance porch with access to the property via a double glazed front door with side panels.

The property has both front and rear gardens, a driveway providing parking for multiple vehicles in front of the large double garage and steps rising from the driveway up to the covered front entrance. The front garden is landscaped with both lawn and a mature shrub border and the rear garden is fully enclosed with a gated side access and steps leading from the rear patio up to the rear door to the Utility Room and terraced area outside the Lounge patio doors.





**Main Hallway: (6.71m x 0.93m/22"0' x 3"1')**  
The main hallway is fitted with engineered oak flooring throughout and has the benefit of a large storage cupboard and further cupboard housing the water tank and solar panel works.

**Kitchen/Breakfast Room: (4.64m x 3.60m/15"3' x 11"10')** The Kitchen is fitted with a comprehensive range of base and wall units with composite worktops and matching upstands is fitted with tiled flooring. There is an integrated fridge freezer and dishwasher and a belling range style cooker with 5 gas ring hob and overhead extractor and an inset 1.5 sink set in front of a large picture window overlooking the rear garden. The Breakfast Room area provides space for family dining with a glazed wall providing plenty of light into the area. From the Kitchen, there is a multi paneled door through to the:-

**Utility Room: (1.50m x 1.72m/4"11' x 5"8')** The Utility Room has a double glazed door to the rear terrace and steps to the rear garden. It is fitted with a stainless steel sink set in a composite worktop with space under for a washing machine and tumble dryer.

**Lounge/Dining Room: (5.35m x 6.39m/17"7' x 21"0')** The spacious dual aspect Lounge offers views across the front garden and the rear out towards Dartmoor and Cox Tor and has the benefit of patio doors leading out to a paved terrace with steps leading down to the rear garden. The Lounge has a feature fireplace with log burner and slate hearth and solid oak inset mantle which compliments the flooring of engineered oak.





**Master Bedroom: (3.99m x 3.70m/13"1' x 12" 2')** The large Master Bedroom has views across the rear garden and towards Cox Tor and is fitted with two inset double fronted mirror wardrobes with door to:-

**En suite: (1.83m x 2.22m/6"0' x 7"3')** The En suite bathroom is fully tiled including tiled flooring and under floor heating. There is a generous corner quadrant walk in shower enclosure with thermostatically controlled shower, hand basin with vanity unit, low level w.c and heated towel rail.

**Bedroom Two: (3.43m x 2.95m/11"3' x 9"8')** Bedroom Two is a double bedroom which is fitted with a mirror fronted double in-built wardrobe. The bedroom overlooks the front gardens.

**Bedroom Three: (2.92m x 2.98m/9"7' x 9"9')** Bedroom Three is a small double bedroom that overlooks the front garden.

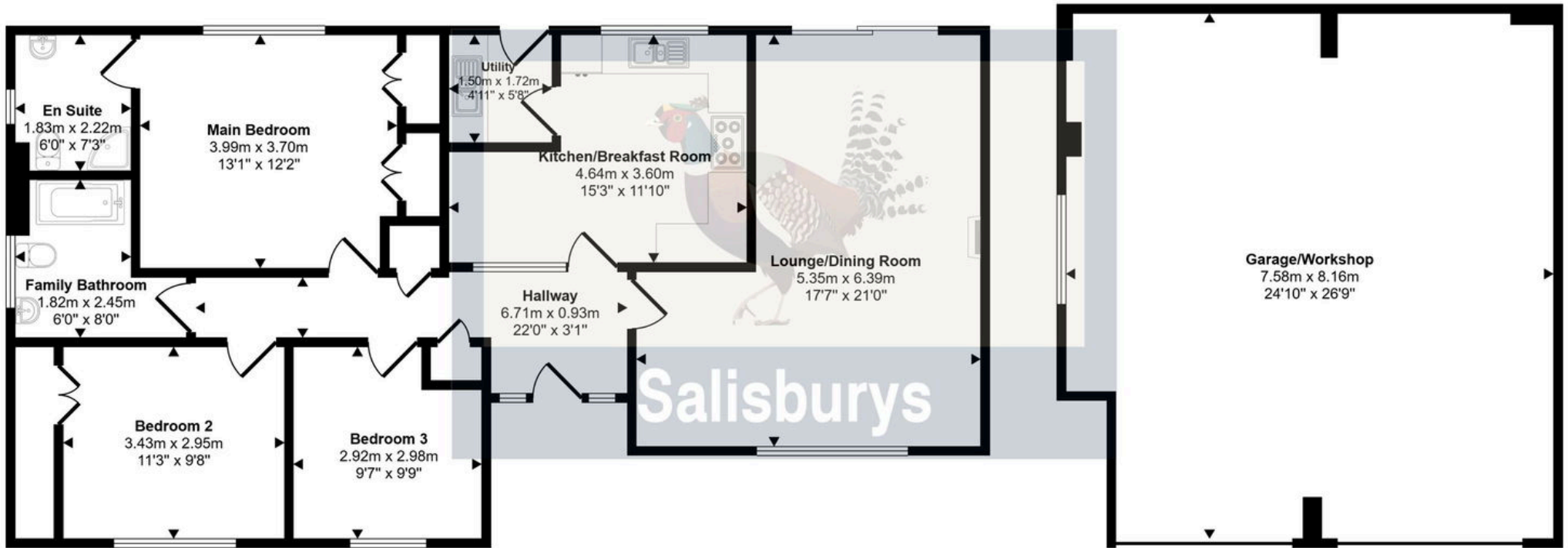
**Family Bathroom: (1.82m x 2.45m/6"0' x 8"0')** The Family Bathroom is fully tiled including tiled flooring and underfloor heating. The bathroom has a full sized bath with electric shower over, folding shower panel, low level wc and a hand basin with vanity unit. The bathroom is finished off with a vertical chrome towel rail and a touch control de-mister mirror.

**Double Garage: (7.58m x 8.16m/24"10' x 26"9)** The generous double garage has electric up and over doors, a double glazed window overlooking the side garden and a Pulse EV charger (not tested). The garage is also fitted with base and wall units along the rear wall.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area  
165 sq m / 1777 sq ft



Floorplan  
Approx 105 sq m / 1130 sq ft

Garage  
Approx 60 sq m / 647 sq ft

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.

