

view property

Town • Country • Coast

Higman Close

Mary Tavy, Tavistock

Guide Price £375,000

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Higman Close

Mary Tavy, Tavistock

Tucked away in a peaceful cul-de-sac within a sought-after moorland village, this immaculately presented three double bedroom detached village house offers generous, contemporary accommodation complemented by attractive front and enclosed rear gardens.

Built in 2019 and fitted with plantation style shutters, the heart of the home is the spacious open-plan living area, where the comfortable lounge flows seamlessly into a well equipped kitchen/diner. Fitted with an extensive range of wall and base units, the kitchen also benefits from integrated appliances including a dishwasher, fridge/freezer and washing machine, together with a Quooker instant hot water tap. A bright conservatory overlooks the rear garden and decked terrace, creating an ideal setting for relaxing and entertaining.

On the first floor are three generous double bedrooms, including a main bedroom with a stylish ensuite with large walk-in digital enabled shower. The well-appointed family bathroom is fitted with both rainfall and detachable shower heads over the bath.

Outside, the property offers an attractive front garden stocked with many mature and established flowering shrubs. A path to the side and gate leads to the private enclosed rear gardens, again with many fragrant and established flower beds and borders, extensive decked terrace and enjoying a good degree of privacy. Driveway parking and a garage with power and light connected. Further benefits include efficient air-source heating, being underfloor to the ground floor and radiators upstairs.

























Entrance Porch

Entrance Hall

Cloakroom

Open Plan Living Areas

Lounge/Kitchen/Diner
26'2" x 17'0" max (8.00 x 5.20 max)

Conservatory
10'9" x 10'9" (3.30 x 3.30)

First Floor Landing

Bedroom 1
11'11" x 10'2" (3.65 x 3.12)

Ensuite Shower Room
8'9" x 5'9" (2.68 x 1.77)

Bedroom 2
9'3" x 7'11" (2.82 x 2.43)

Bedroom 3
8'0" x 6'11" (2.45 x 2.13)

Bathroom
6'8" x 5'1" (2.04 x 1.57)

Adjoining Garage

Services
Mains water, electricity and drainage. Air source heating with underfloor downstairs and radiators upstairs.

Local Authority
West Devon Borough Council - Tax Band D

EPC
C80

Tenure
Freehold. There is an annual maintenance charge of £480.90 for the maintenance of the communal areas. The property owners employ a management company.

Situation
The property is located within the popular moorland village of Mary Tavy which is approximately 4 miles from the market and ancient stannary town of Tavistock. Mary Tavy offers a good range of village amenities including 2 public houses, well patronised post office/general store, well regarded county primary school, community centre and direct access onto Dartmoor. The nearby market town of Tavistock offers a more comprehensive range of shopping, banking and secondary schooling facilities as well as numerous leisure facilities which include tennis and bowling clubs, indoor swimming pool and 18 hole golf course. The city of Plymouth lies approximately 20 miles distant, and offers a complete range of retail outlets as well as road, rail and air links alongside continental ferry services.

Directions
From Tavistock Town Centre, take the A386 out to Mary Tavy. On entering the village pass the shop on your left hand side and Higman Close is on the right hand side. Take the first entrance into the Close and proceed around to the right where the property will be found in the corner.

Floor Plan

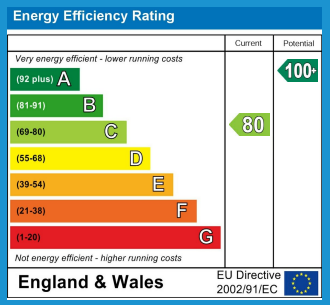


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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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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3a Brook Street, Tavistock, Devon, PL19 0HD
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk