



Meadow Brook  
Tavistock

Guide Price £269,500



## Meadow Brook

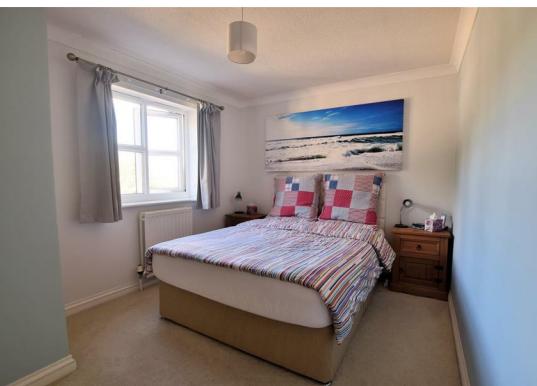
Tavistock

This modern family home boasts four bedrooms, one with ensuite, arranged over three levels with enclosed tiered rear gardens, off road parking for two cars and integral garage. The property is located in a popular development close to the town centre and benefits from far reaching views to Dartmoor in the distance.

The garage and two parking spaces in front are a real bonus. You enter into the hallway with the integral garage to one side, with power and water connected, on ground floor level is the ensuite double bedroom. Stairs lead up to the first floor where the living accommodation is found. A generous living room overlooks the rear garden which is accessed via a sliding patio door. The kitchen/diner has a range of wall and base units, with eye-level double oven, gas hob with extractor over and integrated appliances. Ample space for a dining table and chairs.

On the second floor you will find three bedrooms and the family bathroom. Two of the bedrooms are generous double rooms with built in wardrobes.

To the front of the property is parking for two cars. To the rear is an enclosed rear garden which has been tiered into 3 levels, A patio area from the living room tempts you out to enjoy the fresh air. A few steps lead to a pretty lawned area with a range of plants which create a depth of colour in the summer months. Beyond is a decked area which is very private and a great place to entertain family or friends.





**Entrance Hallway**  
**Integral Garage**  
16'1" x 8'11" (4.90 x 2.72)

**Bedroom 4**  
12'10" x 10'3" (3.91 x 3.12)

**Ensuite Shower Room**

**First Floor Landing**

**Living Room**  
15'7" x 11'4" (4.75 x 3.45)

**Kitchen/Diner**  
15'3" x 8'10" (4.65 x 2.69)

**Cloakroom**

**Second floor Landing**

**Bedroom 1**  
12'2" x 9'5" (3.71 x 2.87)

**Bedroom 2**  
11'6" x 8'6" (3.51 x 2.59)

**Bedroom 3**  
8'4" x 6'9" (2.54 x 2.06)

**Family Bathroom**

**Tenure**

Freehold. Maintenance Charge for Maintenance of Communal Areas within the development. £90pa

**Services**

Mains Water, Electricity, Gas & Drainage

**EPC**

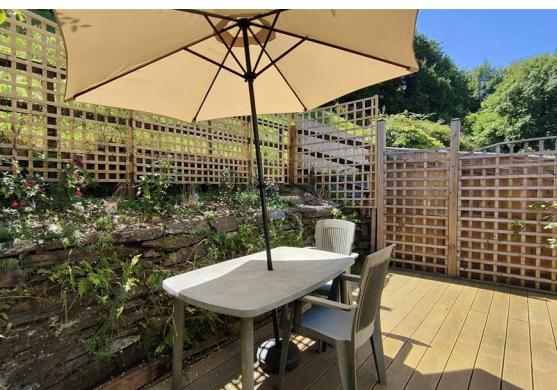
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**Local Authority**

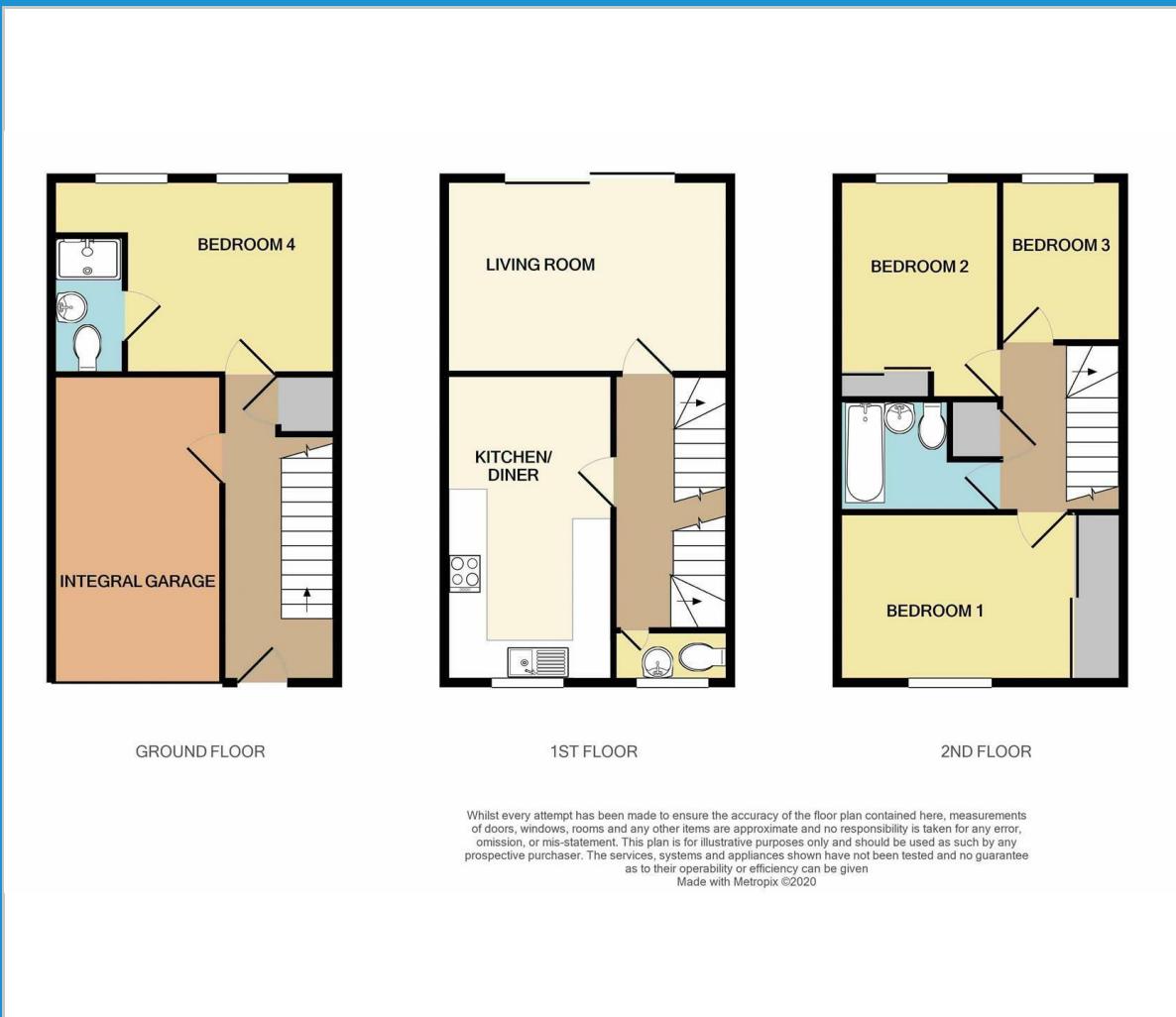
West Devon Borough Council. Council Tax Band C.

**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.



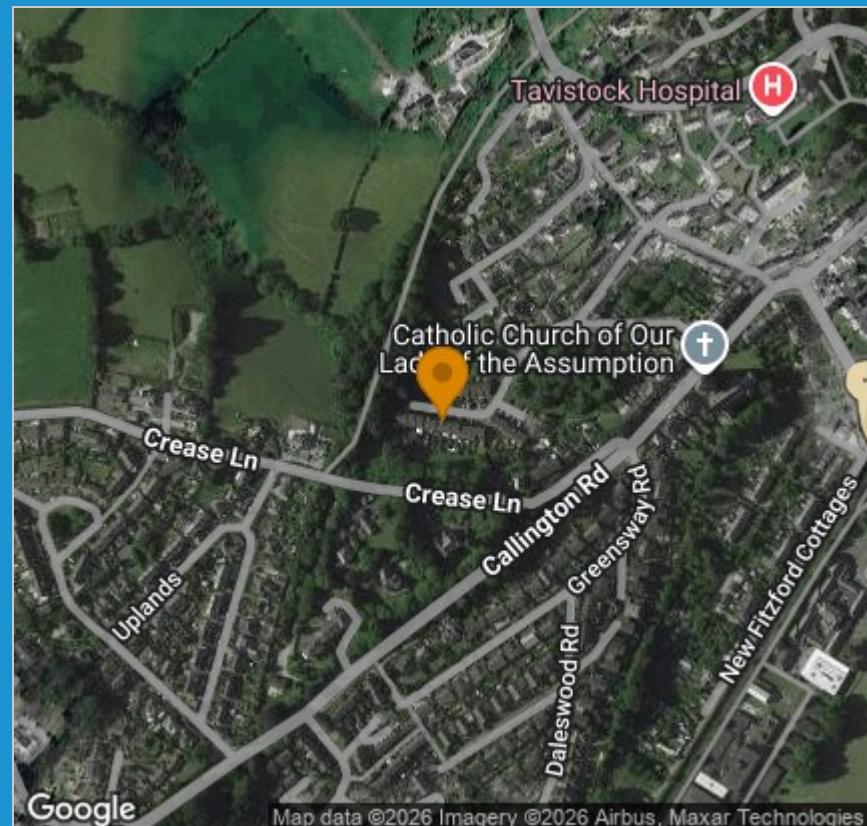
## Floor Plan



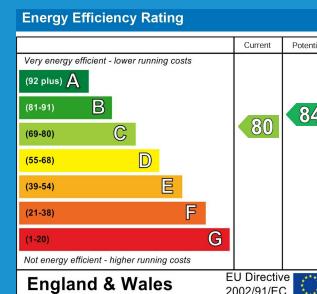
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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