



mansbridgebalment

TAVISTOCK

£145,000



72 Deacons Green, Tavistock PL19 8BN

SITUATION AND DESCRIPTION

Located in a quiet cul-de-sac in this popular residential development which is situated on the western side of Tavistock and is within easy reach of the town centre and the amenities therein.

Tavistock is a thriving market town adjoining the western edge of the Dartmoor National Park and was in 2004 voted the winner of a nationwide survey undertaken by the Council for the Protection of Rural England involving 120 other market towns. Among the assets taken into consideration were history, architecture, community spirit, planning sensitivity, recreational facilities and individuality of shops and businesses. Additional facilities include a hospital, a bustling Pannier Market and a full range of schools both State and Private. Indeed Tavistock can claim to have everything adding up to a quality of life which would be hard to rival. Plymouth is only 15 miles away with fast Inter City rail links to London, Bristol and the North. There are also ferry services to Roscoff, Brittany and Santander, Northern Spain.

A modern mid-terrace two bedroomed home, benefiting from PVCu double glazing and gas fired central heating, with gardens to front and rear, allocated parking and some pleasant views over the surrounding countryside towards Dartmoor in the distance. The property is offered for sale with no onward chain.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

ENTRANCE DOOR

Canopied PVCu entrance door with opaque glazed insert.

SITTING ROOM

15' 6" x 11' 9" (4.72m x 3.58m)

Fitted meter cupboard; turning stairs to first floor with useful understairs storage cupboard; radiator; window to front. Door to:

KITCHEN/BREAKFAST ROOM

11' 9" x 9' 2" (3.58m x 2.79m)

Refitted with a modern range of wall and base units with roll edge worksurfaces over, incorporating a stainless steel single drainer sink unit with mixer tap over; electric oven; four ring gas hob with extractor canopy over; plumbing for automatic washing machine; plumbing for dishwasher; space for tall fridge/freezer; wall mounted Baxi gas central heating boiler; space for breakfast table and chairs; spotlighting; radiator; window to rear. PVCu sliding patio door to outside and garden.





Outlook:

FIRST FLOOR:

LANDING

Access to roof space. Doors to:

BEDROOM ONE

11' 9" x 9' 2" (3.58m x 2.79m)

Radiator; window to rear with views over the surrounding countryside to Dartmoor in the distance.

BEDROOM TWO

11' 9" x 7' 1" (3.58m x 2.16m) (Plus door recess)

Radiator; window to front.

BATHROOM

Coloured suite comprising pedestal wash handbasin, low flush WC, panelled bath with mains shower over; large storage cupboard above the stair head; generous decorative ceramic wall tiling; radiator.

OUTSIDE:

The front garden has been gravelled for ease of maintenance but could also be used as a hardstanding or additional parking, if required. An allocated parking space is provided. A path and steps lead to the front door.

The rear garden is South facing and sunny with a paved patio edged with a well stocked flowerbed and steps leading down to a small garden area which has also been gravelled for ease of maintenance. There is a lockable tool store, an outside tap and outside power point. The garden is fully enclosed by timber and trellis fencing.

SERVICES

Mains gas, mains electricity, mains water and mains drainage.

OUTGOINGS

We understand this property is in band 'B' for Council Tax purposes.

VIEWING

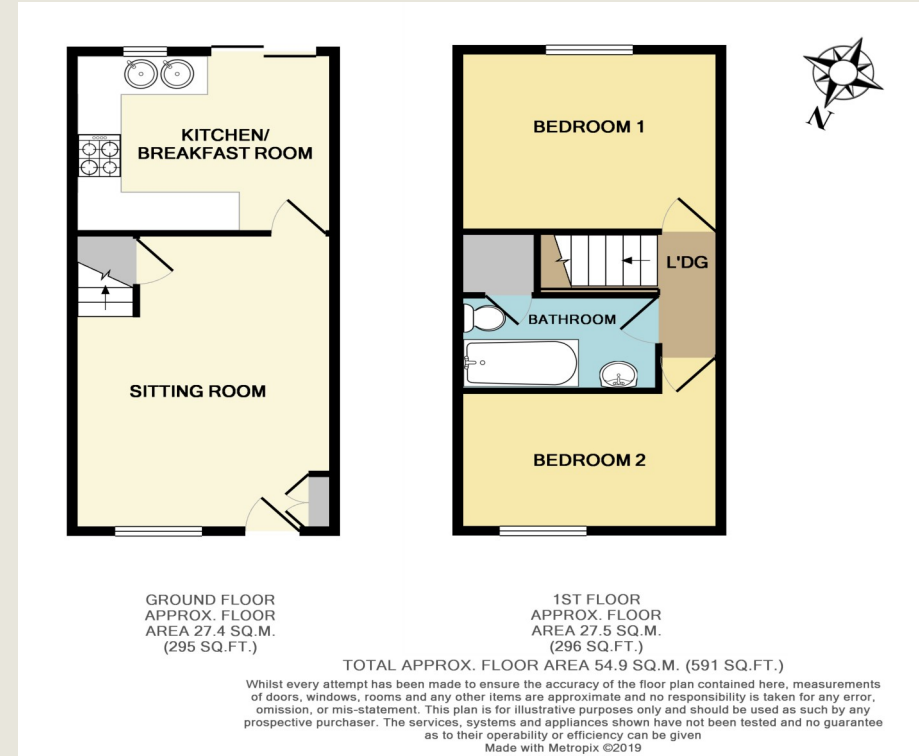
By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock's Bedford Square, proceed along Plymouth Road to the roundabout and Drake's Statue. Turn right and at the next mini-roundabout (opposite the Spar shop), turn left into Callington Road. Proceed up the hill passing the Catholic Church on the left hand side. Take the second turning on the left into Monksmead and follow the road down the hill before turning right into Deacons Green. Follow the road around to the left before the second turning on the right. Now bear left and the property will be found in the far corner of this cul-de-sac, as indicated by a Mansbridge Balment 'For Sale' board.

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BEDFORD COURT · PLYMOUTH ROAD · TAVISTOCK · PL19 8AY
Tel: 01822 612345
E: tavistock@mansbridgebalment.co.uk



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* PL19, PL20, EX20