



Town • Country • Coast



Cowslip Avenue
Tavistock

Guide Price £260,000



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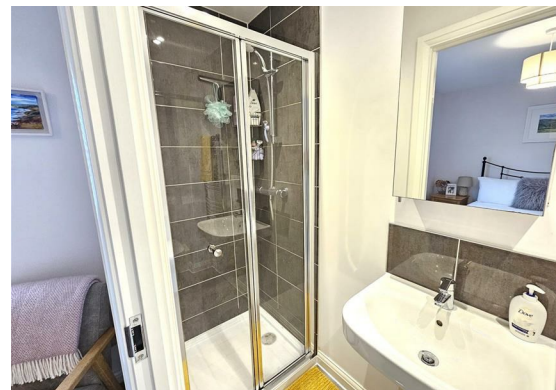
Immaculately presented modern home, built in 2020 by reputable builders Cavanna Homes, with a remaining balance of an NHBC Warranty. Stylish accommodation with two double bedrooms, both with ensuite bath/shower room and boasting a generous walled rear garden and driveway parking to the side for two vehicles.

Having been finished to a high standard with added features such as attractive flooring, quality kitchen and fashionable plantation shutters to the majority of windows. A gabled entrance porch welcomes you into the entrance hall, where there is a useful downstairs cloakroom and a door into the lounge, with deep understairs cupboard, stairs rising to first floor and a door into an attractively fitted kitchen/diner. Patio doors in the dining area overlooking the rear garden. An excellent range of wall and base units with square edge worksurfaces and integrated dishwasher and washer/dryer. Built-in electric cooker with induction hob and extractor over. Cupboard housing the wall mounted mains gas fired combination boiler. Space for fridge/freezer.

On the first floor landing is a deep storage/linen cupboard. Two double bedrooms are complemented by an ensuite bathroom. The main bedroom with a bath having a mains fed shower over, chrome heated towel rail, WC and basin. The other bedroom has an ensuite shower room, with recessed shower cubicle and mains fed shower, chrome heated towel rail, WC and basin. Both bedrooms have plantation shutters.

To the side of the property is a driveway providing space for two vehicles and a gate leading into the enclosed walled garden with extensive patio, outside power sockets, tap and lighting. Lawned garden, being a blank canvas for those wishing to design their own garden.





Gabled Entrance Porch

Entrance Hall

Cloakroom

4'11" x 3'9" (1.52m x 1.16m)

Lounge

16'5" x 9'2" (5.02m x 2.80)

Kitchen/Diner

13'2" x 9'6" (4.02m x 2.90m)

First Floor Landing

Bedroom 1

13'2" x 9'8" (4.02m x 2.96m)

Ensuite Bathroom

8'1" x 4'7" (2.48m x 1.42m)

Bedroom 2

9'11" x 9'0" (3.04m x 2.76m)

Ensuite Shower Room

9'1" x 2'11" (2.77m x 0.90m)

Services

Mains water, electricity, drainage and gas.

EPC

D83

Tenure

Freehold. There is an annual Estate Management Charge - to be confirmed

Local Authority

West Devon Borough Council - Tax Band B

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.

Directions

From Tavistock Town Centre, follow West Street and take the second exit at the mini roundabout onto the Launceston Road. Follow the road past the hospital on your left and round the corner where the entrance to the estate will be on the left. On entering the estate, follow the road down and turn left into Cowslip Avenue where the property can be found on your right.



Floor Plan



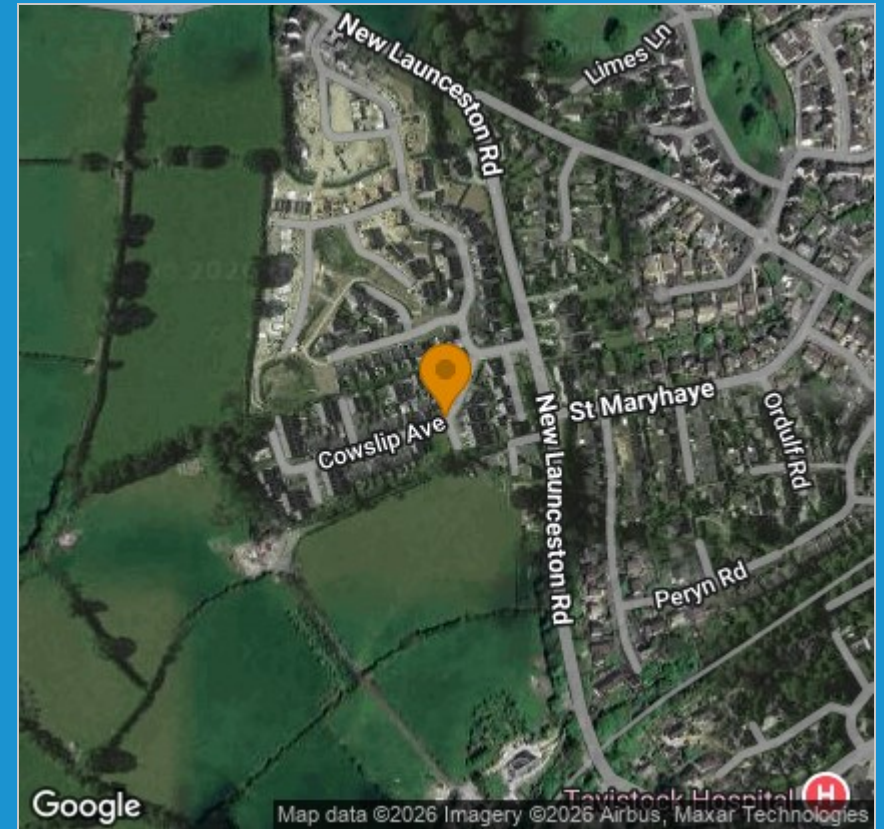
Viewing

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.

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Area Map



Energy Efficiency Graph

