



**Honeysuckle Drive, PL19**

**Tavistock**

Offers in the Region of

**£325,000**





## Description

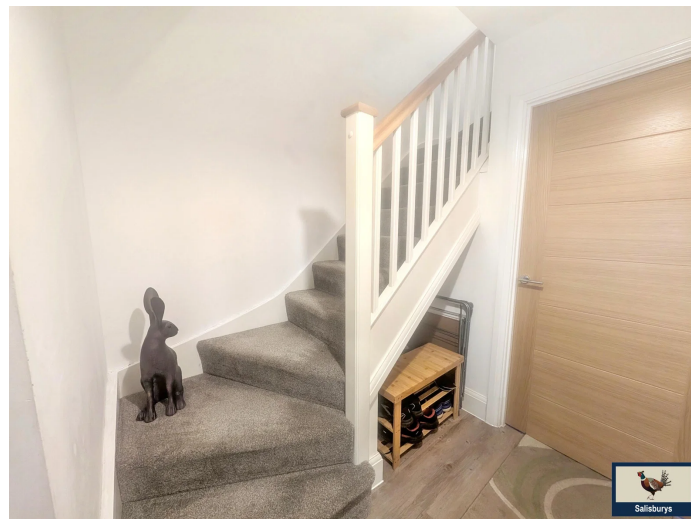
This semi-detached home offers spacious accommodation, ideal for family living. The ground floor includes a fitted Kitchen with space for a Dining area, a separate living room with patio doors leading into the rear garden and a convenient downstairs cloakroom.

Upstairs, there are three bedrooms; two double bedrooms, both with fitted wardrobes and a single, with the main bedroom benefiting from an en-suite. A family bathroom fitted with white sanitaryware and thermostatic shower serves the remaining rooms.

Outside, the property offers driveway parking and a generous, enclosed level rear garden, mainly laid to lawn with a patio area, ideal for outdoor seating and entertaining.

## Situation

Broadleigh Park is situated on the western fringe of Tavistock and offers a mix of detached and semi detached properties on a well maintained development. Tavistock is a historic stannary town in West Devon, set on the edge of Dartmoor National Park and alongside the River Tavy. With origins dating back to the founding of Tavistock Abbey in 974, the town is rich in heritage, centred around Bedford Square, the Town Hall, St Eustachius Church and the Court Gate. The town centre offers a great mix of independent and high street shops, along with cafés, bars, delicatessens and the popular Pannier Market. Local amenities include a hospital, doctors' surgeries, leisure centre, Meadowlands Park, and a choice of both state and private schools. Surrounded by countryside, Tavistock provides excellent opportunities for outdoor pursuits, with facilities including a golf club, athletics track, tennis and bowls clubs, cricket grounds, and an Olympic-sized swimming pool at Kelly College.



**Accommodation:**

**Entrance Hall:**

**Downstairs WC:**

**Kitchen/Diner (4.89m x 2.66m - 16' x 8'9")**

**Lounge: (3.13m x 4.90m - 10'3" x 16'1")**

**Master Bedroom: (3.02m x 2.74m - 9'11" x 9'0")**

**Bedroom 2: (2.80m x 2.74m - 9'2' x 9'0")**

**Bedroom 3: (2.62m x 2.06m - 8'7" x 6'9")**

**Family Bathroom:**



**EPC B**

**Council Tax Band C**

There is an annual maintenance charge on the property which is currently £159.

**Agent's notes:**

Fixtures, fittings, appliances or any building services referred to does not imply that they are in working order or have been tested by us. The suitability and working condition of these items and services is the responsibility of purchasers.



Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>96 A</b>
81-91	<b>B</b>	<b>84 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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