

view property

Town • Country • Coast

Peryn Road

Tavistock

Guide Price £450,000

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Peryn Road

Tavistock

Tucked away in a no-through road within this sought after residential area, is this versatile detached family home. Arranged over three floors, there are four bedrooms and three reception rooms, with balcony, together with enclosed rear gardens, driveway parking and garage.

The flexible accommodation could appeal to a variety of buyers, for example, a large family or those looking for extra reception space to work from home. Approached on the ground floor, an entrance hallway has a useful cloakroom and an integral door into the garage. Doors lead to a kitchen/breakfast room, dining room and a sitting room. The kitchen boasts a range of wall and base units with under unit lighting, 1.5 bowl sink unit, integrated fridge and dishwasher. A 5 ring gas hob with canopy extractor over and eye level electric double oven. The sitting room and dining room both have sliding doors onto a balcony, perfect for dining al fresco or relaxing, with an established Wisteria and overlooking the garden.

From the hallway stairs lead up to the first floor with generous landing and four bedrooms, one with large built-in mirrored wardrobes and an ensuite bathroom with bath, WC and basin. A further bathroom with a shower over the bath, WC and basin.

Also from the entrance hall are stairs leading down to the lower ground floor with utility/boiler room with a door leading outside and a wall mounted mains gas fired boiler. A door then leads into a good sized lounge with attractive fireplace housing a gas fire and large sliding patio doors to the rear garden.

Outside, the driveway provides off road parking for two cars and gives access to a single garage. Front garden area and a path to either side of the house leads to the rear. An enclosed garden with extensive patio area, lawns, ornamental pond and store shed. Further patio for sitting outside to enjoy seasonal colour with mature shrubs, flower beds and Magnolia Tree.







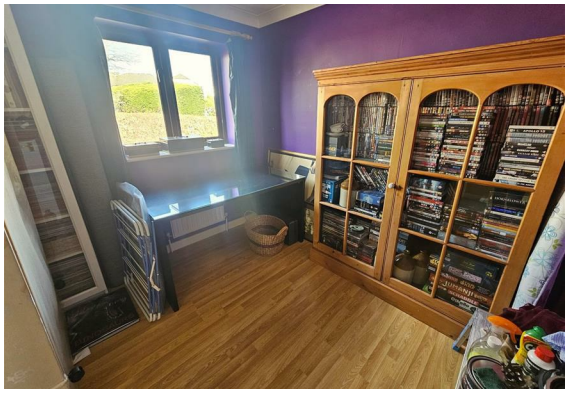


















Ground Floor

Entrance Hall

Cloakroom

Kitchen/Breakfast Room
12'6" x 10'9" (3.82 x 3.28)

Sitting Room
13'5"x 9'3" (4.11x 2.82)

Dining Room
10'7" x 9'6" (3.24 x 2.92)

FIRST FLOOR

Bedroom 1
12'7" x 12'2" (3.84 x 3.71)

Ensuite Bathroom
6'3" x 5'6" (1.91 x 1.70)

Bedroom 2
12'0" max x 9'6" (3.66 max x 2.92)

Bedroom 3
9'0" x 8'11" (2.75 x 2.74)

Bedroom 4
9'7" x 7'9" (2.94 x 2.38)

Bathroom
6'11" x 5'5" (2.12 x 1.66)

LOWER GROUND FLOOR

Utility/Boiler Room
8'4" x 6'0" (2.56 x 1.85)

Lounge
15'5" x 13'4" (4.71 x 4.08)

Integral Garage
17'6" x 8'11" (5.35 x 2.74)

Services
Mains water, electricity, drainage and gas.

EPC
C71

Local Authority
West Devon Borough Council - Band E

Tenure
Freehold

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.

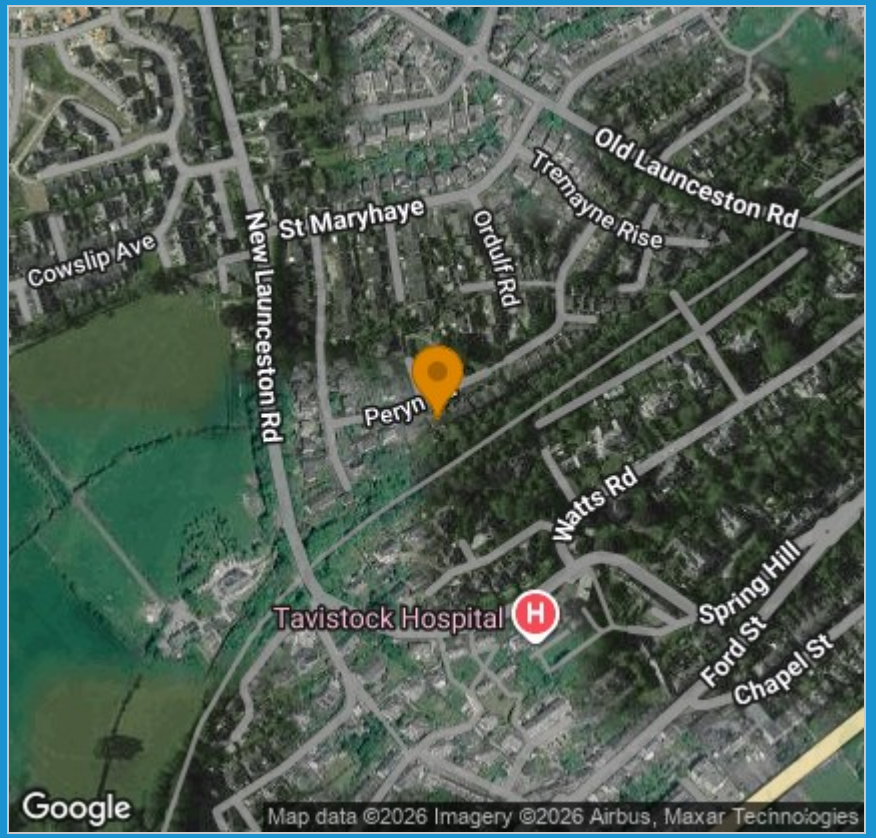
Directions
Proceed through Tavistock town centre up West Street. Proceed along here until you come to the roundabout, go straight up onto Spring Hill. Proceed onto New Launceston Road. Then, take a right into St Maryhaye then the first right into Hurdwick Road. Proceed along here and then turn left into Peryn Road, as you go down the hill there is a no through road ahead of you and the property is just down there on the right hand side.

Floor Plan

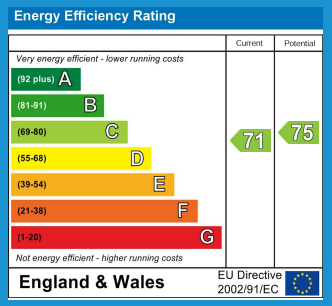


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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