



29 MANOR WAY

OFFERS OVER **£325,000**

Well Presented Town House w/ 2 Garages & Parking

TAVISTOCK

MILLER TOWN & COUNTRY
Part of Smart Property Group



- >> 4 Bed, 3 Doubles and a Large Single
- >> Master En-suite, Bathroom, D/S WC
- >> Kitchen/Living Room/Conservatory
- >> Private Easy Maintenance Rear Garden
- >> Two Single Garages/3 Parking Spaces
- >> Modern Development w/ Private Parkland

The Property

This modern town house, situated on a pleasant walkway overlooking the communal parkland has been kept in excellent condition throughout, with plenty of natural light and spacious rooms. You are welcomed into the hallway on the ground floor, with immediate access to the well laid out modern kitchen to one side, and the all important WC on the other. Straight ahead is a large living room, opening to the conservatory overlooking the rear garden. On the first floor, the main bedroom offers plenty of room, and has a well equipped modern en-suite shower room. The fourth bedroom could easily be used as a study or hobbies room and looks over the view at the front, with the main bathroom adjacent. On the second floor are two further double bedrooms.

Outside

At the front, there is a small patio garden with room to relax with a cuppa looking over the green. At the rear, accessed from the conservatory or a pedestrian gate from the path, the garden has been paved for easy maintenance with raised beds containing mature shrubs and plants to soften the space. There is a covered area providing shade and shelter whatever the weather. The pedestrian door leads to the first garage, currently being used as a 'pub', that flows through to the utility room at the rear of the second garage, and on to further storage.


























Location

Located on a popular development on the fringe of town, within striking distance of a wide range of amenities within the town, including primary and secondary schooling, and a host of leisure facilities such as golf, tennis, swimming pools and gymnasiums. Tavistock itself sits on the banks of the River Tavy with an attractive parkland area in the heart of the town. The nearby cities of Plymouth and Exeter are easily accessible by car.

Agents Note: Estate Charge £401.38 Per Annum. Some restrictions apply- title available.

KEY INFORMATION

 4 Bedrooms	 EPC Rating: TBC
 2 Bathrooms	 Council Tax Band: D
 2 Reception Rooms	 Tenure: Freehold
 Three parking spaces and two single garages	 Broadband: FTTP *Per Ofcom
 Not Listed	 Mobile Signal: Good *Per Ofcom
 Heating: Gas central	 Not suitable for wheelchair users
 Utilities: Mains electric, water, drainage and gas	
 Restrictions: Yes - see title	
 Easements, Wayleaves: Yes - see title	
 Public Rights of Way: None	
 Flooding: None known	
 Notable Construction Materials: None known	
 Building Safety Concerns: None known	
 Mining Area: No	
 Planning Permission / Proposed Developments: None known	

Miller Town & Country

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VIEWING: Strictly through the vendor's sole agents

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

