



Town • Country • Coast



Manor Road

Tavistock

Guide Price £475,000



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This well presented, three bedroom detached bungalow sits on a corner plot on a popular residential area on the fringe of Tavistock town boasting a double garage and plenty of parking as well as good sized front and back gardens and is being offered for sale with NO ONWARD CHAIN!

The property has been completely redecorated throughout and is bright and light with garden wrapping around three sides. It also has the benefit of owned solar panels which heat the water and provide an income. Triple glazing to the windows and double glazed doors as well as recently renewed Loft insulation ensures the property is highly energy efficient.

There is a spacious Living/Dining Room, double aspect, with sliding patio doors out to the garden and a focal woodburner, providing heat in the winter months. The modern fitted kitchen has plenty of worktop space as well as a good amount of wall and base units and range cooker and allows space for a table and chairs. A door leads to the Utility Room and access out to the garden.

There are three double bedrooms, the master is a large room with window overlooking the garden, two fitted wardrobes and an ensuite Shower Room. The second bedroom also has fitted wardrobes.

The family bathroom is fully tiled, with a bath with shower over, basin and WC.

The property boasts a double garage currently also utilised as a workshop space and has an EV car charger fitted (not tested).

Outside to the front is a well established front garden and parking for multiple cars. To the rear is an enclosed back garden, mostly laid to lawn, with a patio area, ideal for alfresco dining.





Hallway

Living/Dining Room

17'6" x 20'11" (5.34 x 6.39)

Kitchen/Breakfast Room

15'3" x 11'10" (4.65 x 3.61)

Utility Room

4'11" x 5'7" (1.50 x 1.72)

Master Bedroom

13'0" x 12'1" (3.98 x 3.70)

Ensuite

6'0" x 7'3" (1.83 x 2.22)

Bedroom 2

11'3" x 9'8" (3.44 x 2.95)

Bedroom 3

9'6" x 9'9" (2.92 x 2.98)

Family Bathroom

5'11" x 8'0" (1.81 x 2.45)

Garage/Workshop

24'10" x 26'9" (7.58 x 8.16)

Tenure

Freehold

Services

Mains gas, electricity, drainage and water.

EPC

C/72

Council Tax Band

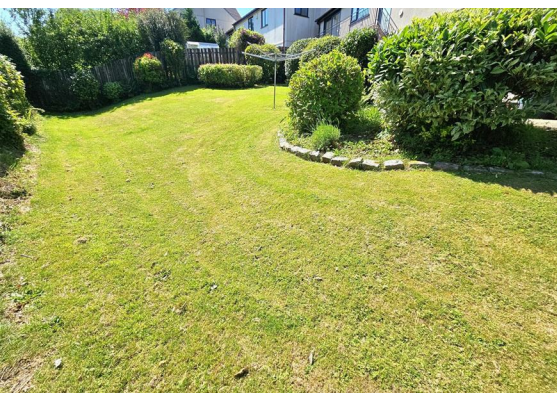
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Situation

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 proceed up Drake Road. Follow the road up the hill and under the viaduct, then take the second left turning into Redmoor Close. Then turn left into The Dell and take the first right into Manor Road and the property will be found on the corner on the left.



Floor Plan



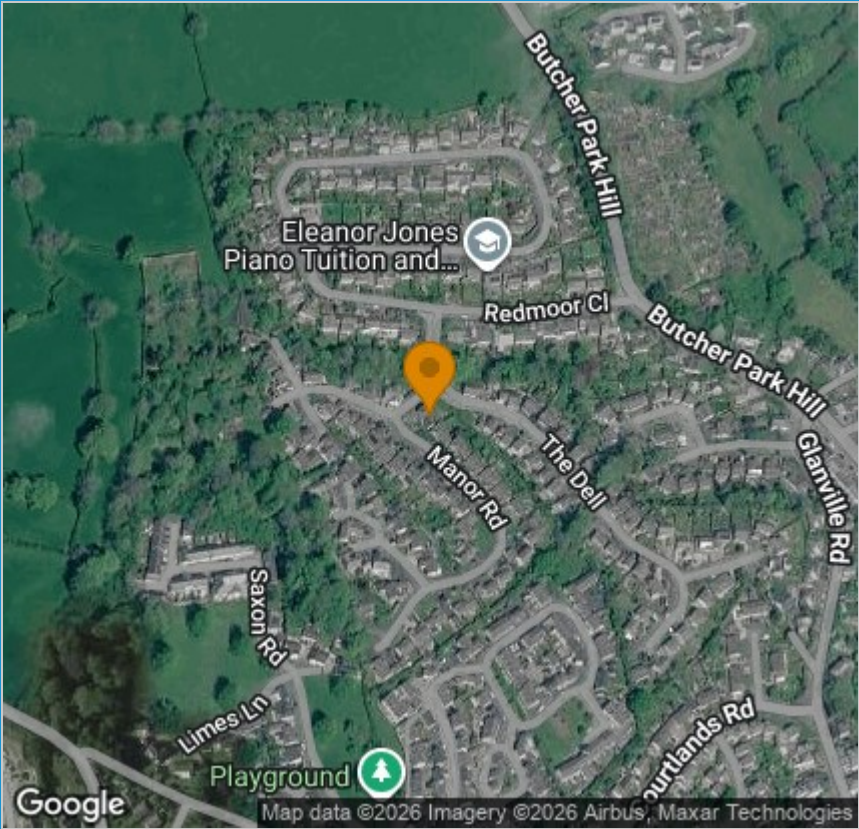
Viewing

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

