



Town • Country • Coast



Tremayne Rise

Tavistock

Price Guide £450,000



Tremayne Rise

Tavistock

Tucked away in a quiet cul-de-sac within this desirable residential location. A spacious four bedroom detached family home, with ample driveway parking, garage and an enclosed garden at the rear. The property features two reception rooms alongside a conservatory and has an en-suite main bedroom.

The property is approached via a driveway to the front with a good amount of parking available plus the single garage. There is gated access to the side of the property, leading through to the back garden. A door leads into the hallway where there is a cloakroom with a WC. There is a spacious living room with a front facing window and partially open to the dining room. At the rear of the property there is the conservatory which has a nice outlook over the garden. There is a well appointed kitchen with a range of wall and base units which include an integrated hob, double oven and microwave. A rear window overlooks the garden with a door providing access.

On the first floor there are Four bedrooms with the main bedroom featuring an en-suite. Two of the bedrooms have mirror fronted fitted wardrobes and there is the family bathroom. The rear garden features a patio, lawned area and a range of plants and shrubbery. At the far end of the garden there is a greenhouse and a garden shed.





Living Room

16'6" narrows to 15'10" x 11'6" (5.05 narrows to 4.85 x 3.53)

Dining Room

9'10" x 9'3" (3.00 x 2.84)

Kitchen

13'10" x 9'3" (4.24 x 2.83)

Cloakroom

5'5" x 2'10" (1.67 x 0.87)

Conservatory

10'1" x 8'6" (3.085 x 2.60)

First Floor Landing

Bedroom

9'11" x 9'8" (3.035 x 2.95)

Bedroom

11'11" x 12'7" (narrowing to 9'1") (3.65 x 3.84 (narrowing to 2.79))

En-suite

6'4" x 5'7" (1.94 x 1.72)

Bedroom

9'6" extends to 12'9" x 8'10" (2.92 extends to 3.90 x 2.70)

Bathroom

6'7" x 6'2" (plus door recess) (2.03 x 1.88 (plus door recess))

Bedroom

9'6" x 8'3" (plus door recess) (2.92 x 2.52 (plus door recess))

Tenure

Freehold

Services

Mains gas, electricity, drainage and metered water.

EPC

C/73

Council Tax Band

E

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

Proceed through Tavistock Town Centre up West Street. At the mini roundabout, take the second exit onto Spring Hill. Proceed onto New Launceston Road. Then, take a right into St Maryhay and then your fourth right onto Tremayne Rise. Continue to the end of the cul-de-sac where the property can be found on the left hand side.



Floor Plan



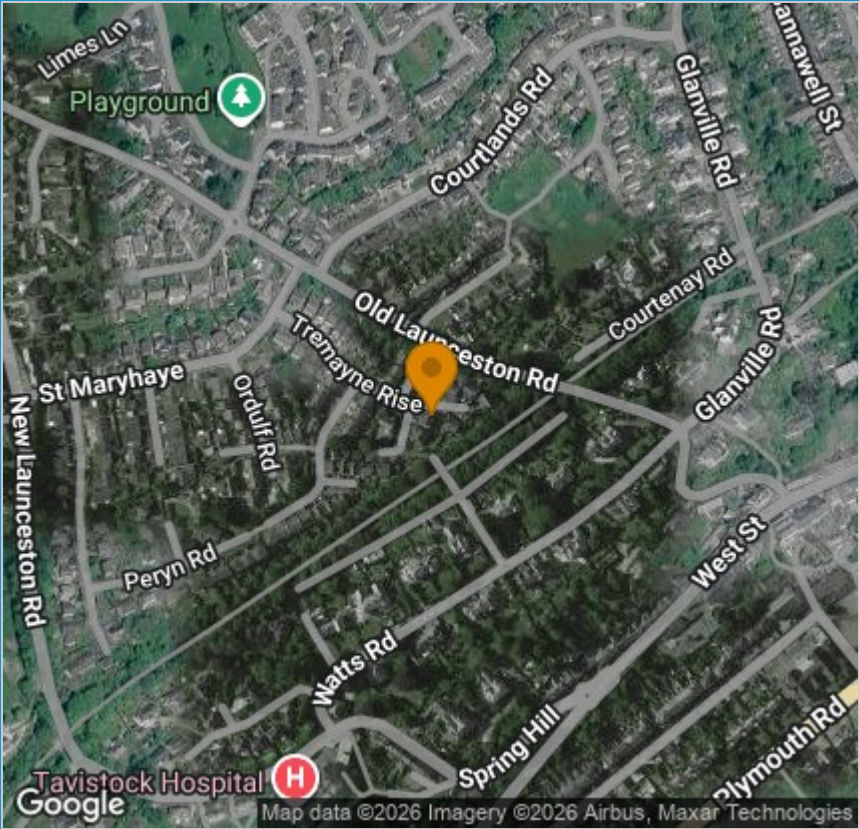
Viewing

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

