



Town • Country • Coast



Maple Close

Tavistock

Guide Price £325,000



3



1



2



D

## Maple Close

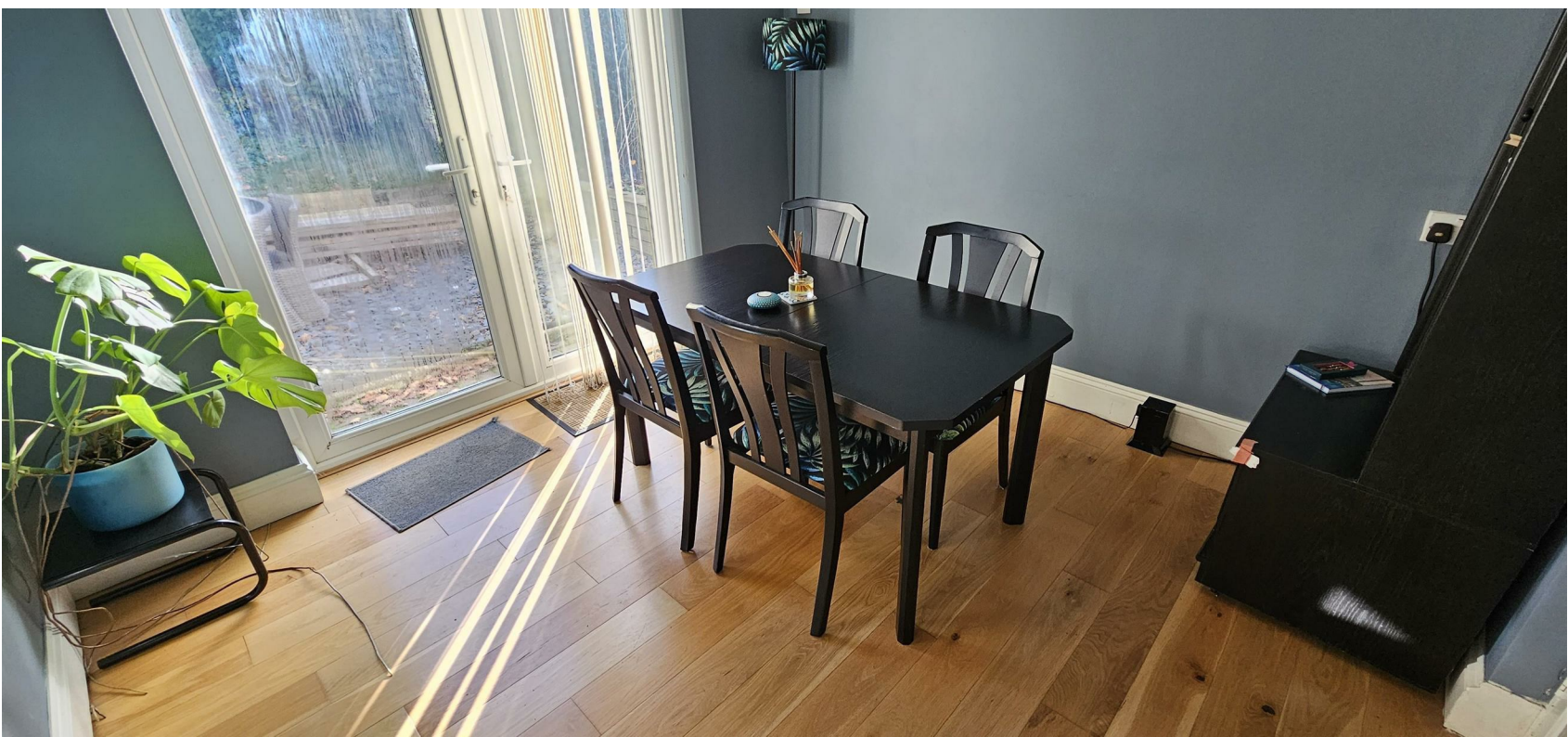
Tavistock

Occupying an elevated location in this sought after cul-de-sac is this versatile detached bungalow, offering spacious three bedroom and two reception room accommodation, together with gardens to side and rear, driveway parking and a garage.

Approached through a light and airy front porch, leading to the kitchen with a range of wall and base units, tall fridge freezer included and an integrated electric oven, gas hob and space for washing machine. From the kitchen is a small rear porch with space for white goods and a door to the rear.

A generous lounge with large window overlooking the front and views beyond, opening into a dining room, which could be used as a fourth bedroom if desired, having patio doors to the gardens and further door leading to a double bedroom. From the lounge a further inner hallway gives access to two double bedrooms, one with cupboard housing the boiler. There is a modern fitted bathroom with bath, basin and wc.

To the front of the property is a garden area and driveway providing off road parking, leading to a single garage with door to rear. The gardens wrap the property with paved areas for dining al fresco. The gardens are terraced with gravel and steps lead to a further garden with storage shed.





**Entrance Hall**  
6'11" x 4'6" (2.13m x 1.39m)

**Kitchen**  
10'2" x 6'11" (3.11m x 2.12m)

**Rear Porch**

**Lounge**  
15'10" x 11'8" (4.84m x 3.58m)

**Dining Room**  
9'11" x 9'9" (3.03m x 2.98m)

**Bedroom 2**  
10'7" x 9'7" (3.25m x 2.94m)

**Inner Hallway**

**Bedroom 1**  
12'6" plus recess x 8'7" (3.82m plus recess x 2.62m)

**Bedroom 3**  
10'0" x 8'3" (3.06m x 2.52m)

**Bathroom**  
5'9" x 5'9" (1.76m x 1.76m)

**Outside**

**Garage**  
16'9" x 8'2" (5.12m x 2.50m)

**Services**

Mains water, drainage, gas and electricity.

**EPC**

D/65

**Local Authority**

West Devon Borough Council - Tax Band D.

**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**

As you travel along the A386 from Tavistock town centre passing Tesco, turn left into Bishopsmead. At the T junction turn left onto Oak Road and then take the next right into Maple Close. The property can be found on the right hand side just before the road bends round to the left.



## Floor Plan



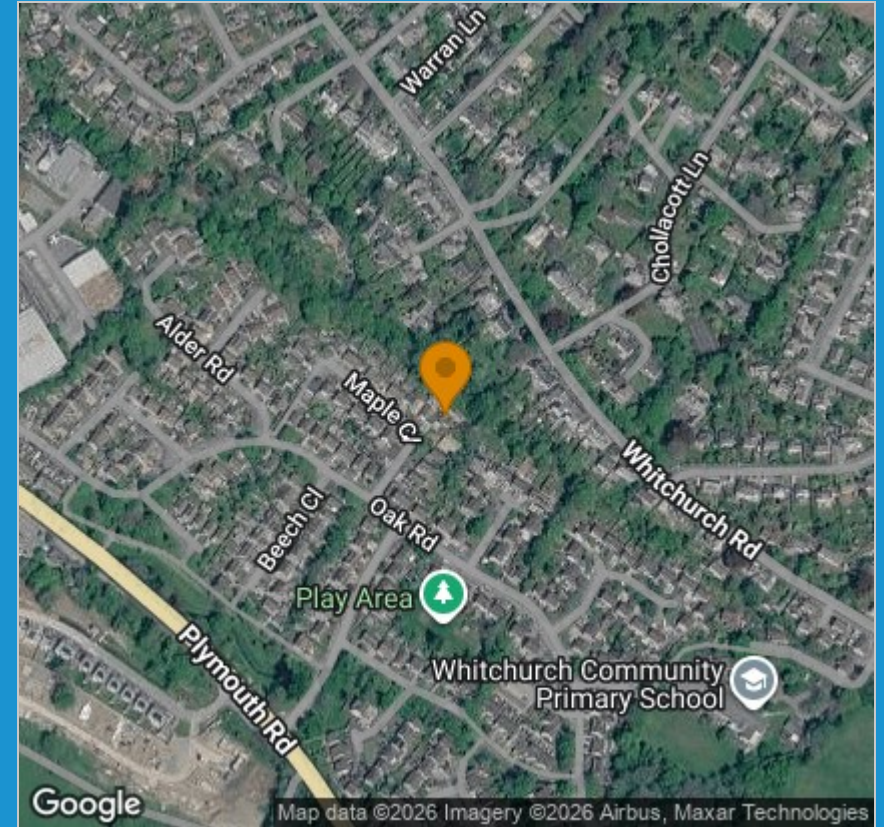
## Viewing

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

