



Town • Country • Coast



Staple Tor Road  
Tavistock

Asking Price £340,000





## Staple Tor Road

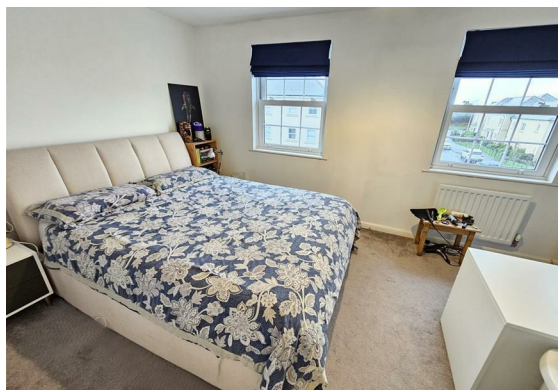
Tavistock

Having been built to a high standard by Bovis Homes in 2021, with a remaining balance of NHBC Warranty, is this modern flexible living family home, enjoying stunning views of countryside and moorland to the rear. Offering accommodation arranged over three levels, suiting those either seeking a three or four bedroom property. Together with a bath or shower room on the first and second floor, spacious bedrooms, enclosed gardens to the rear with gate to drive and garage en bloc.

A good sized hallway has a utility room with WC, space for white goods and wall mounted mains gas fired boiler. From the hall, stairs rise to the first floor and a door leads into the kitchen/dining room, with patio doors to the rear and deep understairs storage cupboard. An attractively fitted kitchen with wall and base units, space and plumbing for white goods. Built-in electric oven, gas hob and extractor.

On the first floor is the good sized lounge, which could be used as a bedroom if desired, enjoying stunning views, further double bedroom and a bathroom, comprising bath with mains fed shower over, WC and basin. Then stairs lead to the second floor with two further double bedrooms, and a shower room, with walk-in shower, with mains fed shower, WC and basin.

To the front of the property is a small garden area, with wrought iron railings and path to front door. To the rear is a paved garden tiered on two levels with patio and raised vegetable beds. Timber gate leads to the rear where the single garage is located, being the centre garage of three, with its own parking space.







#### Entrance Hall

8'5" x 7'3" (2.58m x 2.21m)

#### Utility/Cloakroom

5'11" x 4'11" (1.82m x 1.52m)

#### Kitchen/Dining Room

21'3" x 15'1" (6.48m x 4.60m)

#### First Floor Landing

#### Lounge

15'1" x 10'11" (4.60m x 3.33m)

#### Bedroom 3

8'2" x 8'2" (2.50m x 2.50m)

#### Bathroom

6'5" x 5'11" (1.98m x 1.81m)

#### Second Floor Landing

#### Bedroom 1

15'1" x 13'1" (4.62m x 4.01m)

#### Bedroom 2

15'1" x 8'9" max (4.60m x 2.67m max)

#### Shower Room

6'11" x 6'3" (2.11m x 1.93m)

#### Outside

#### Garage

19'8" x 9'10" (6.00m x 3.00m)

#### Services

Mains water, drainage, electricity and gas. Fibre Broadband available.

#### Agents Note

There is an annual estate maintenance charge of £272.00.

#### EPC

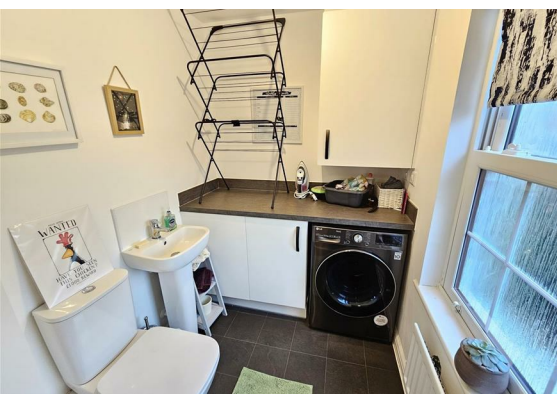
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#### Local Authority

West Devon Borough Council - Tax Band D

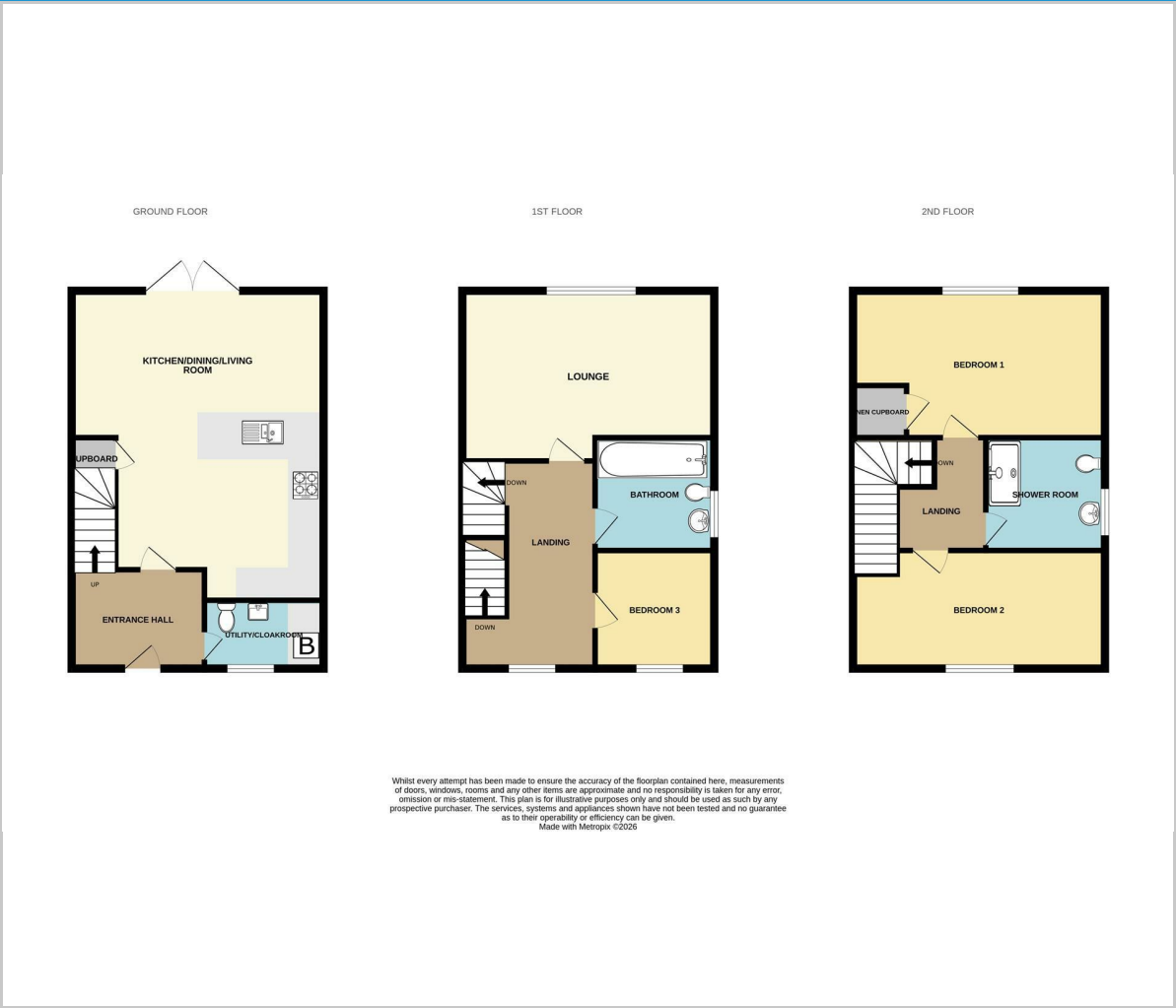
#### Situation

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.





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

