



Town • Country • Coast



Mitre Close

Tavistock

Guide Price £325,000



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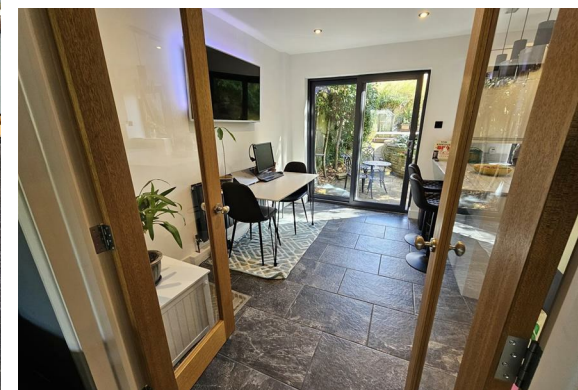
Tucked away in a peaceful cul-de-sac, this immaculately presented semi detached family home offers very well presented three bedroom accommodation, enjoying views to front and rear, together with enclosed delightful gardens with fish pond, lawned areas and large patio, driveway parking, front garden and a larger than average garage.

The accommodation comprises an entrance hall with colourfully decorated cloakroom, generous sitting room and double doors into a striking fitted Howdens kitchen, thoughtfully designed and fitted in 2023, with sleek wall and base units under slimline stone effect worktops and integrated appliances, including a wine fridge, deep cutlery and pan drawers, slimline dishwasher, pull out larder, undermount sink and under unit lighting, creating a stylish and highly functional space. Ample room for dining table and chairs or sitting at the breakfast bar. Housed in the kitchen is a mains gas fired combination boiler installed in 2023.

On the first floor are three bedrooms, all benefit from built-in wardrobes, providing excellent storage and a well appointed family bathroom with WC, basin and bath with mains fed large rainfall and detachable shower heads over.

Outside the property enjoys attractive gardens featuring a delightful fish pond, specimen trees and plants, creating a pleasant and relaxing setting. Further benefits include driveway providing off road parking and a larger than average garage with utility area, sink and loft storage above.

An excellent opportunity to acquire a beautifully maintained modern home in a quiet yet convenient location, close to the heart of Tavistock.





Entrance Hall

Cloakroom

Lounge

13'1" x 11'11" (4.01 x 3.65)

Kitchen/Diner

15'2" x 10'11" (4.63 x 3.34)

First Floor Landing

Bedroom 1

12'7" x 8'6" (3.86 x 2.61)

Bedroom 2

8'9" x 8'8" (2.69 x 2.66)

Plus wardrobes

Bedroom 3

9'6" x 6'1" (2.92 x 1.87)

Bathroom

6'1" x 5'9" (1.86 x 1.76)

Attached Garage

17'3" x 10'2" (5.27 x 3.12)

Services

Mains water, electricity, drainage and gas.

EPC

D68

Local Authority

West Devon Borough Council - Tax Band C

Tenure

Freehold

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, take the A390 Callington Road. Pass the church on your left and as you rise up the hill, take the left into Monksmead. Proceed down the hill, turning right into Deacons Green. Follow the road round to the left and then right into Mitre Close where the property will be found ahead of you.



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.

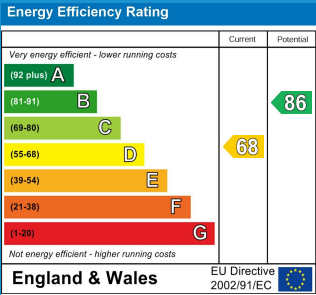
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Area Map



Energy Efficiency Graph



AML CHECKS

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