



Trendle Gardens, PL19

Guide Price £550,000





## Trendle Gardens, PL19

This superb former show home, built by Cognum Estates in 2021 and is finished to an exceptional standard throughout. This high-quality three/four-bedroom property is situated on an exclusive private development, conveniently located within a 15-minute walk of Tavistock's shops and cafés. The property provides spacious and stylish accommodation, featuring solid wood flooring with underfloor heating, a generous kitchen fitted with light grey shaker-style units, granite worktops and integrated appliances, along with high-quality bathrooms. The south-facing, well-stocked garden enjoys views over the River Tavy. The development is fully managed and maintained, including the services of a dedicated gardener, allowing residents to enjoy a relaxed lifestyle with easy access to Dartmoor, the National Cycle Path, or leisure facilities such as swimming at the nearby and prestigious Kelly College.

This property is presented as character detached property with lawn frontage and a covered oak porch to the front elevation. The integral garage with electric door and additional parking is to the side of the property with access to the rear garden via gate. The rear of the property has a large south facing garden that is well stocked with flowerbeds, shrubs and fruit trees. The rear of the property has view of the the River Tavy and has a boundary fence to all sides. There are two sheds in the garden for handy additional storage. The large integral garage is fitted with a security alarm, electric up and over door and additional electrics. It has a part boarded loft space for further storage and is fitted with non-slip flooring. The communal gardens are fully maintained by the gardener and as well as providing a peaceful space, there is a large wooden summer house for residents overlooking the estate with a private walk up through the woods to the Tavistock Cycle Trail and beyond.

### Situation:

Tavistock is a historic market town on the edge of Dartmoor National Park, offering shops, cafés, schools including Mount Kelly, and leisure facilities. Well connected via bus services and rail links from Okehampton to Exeter, it combines countryside access with everyday amenities.







## Ground Floor Accommodation:-

**Study/Bedroom Four: 2.74m x 3.06m (9'0" x 10'0")** Bright and spacious room to the front of the property that is currently used as a study.

This room has been "future proofed" for later living and can be changed to a downstairs bedroom with an ensuite due to easy adaptability and clever forward planning.

**Understairs cupboard:** housing all control panels for heating and superfast broadband.

**Kitchen: 3.72m x 2.72m (12'2" x 8'11")**

Enviably dove grey shaker kitchen with granite worktops with integrated NEFF and AEG appliances. One and a half sink, downlighters, overlooking the south facing garden with access to the integral garage and garden.

**Dining/Living area: 4.48m x 5.39m (14'8" x 17'8")**

A beautiful space to sit, relax, entertain and overlook the garden with French doors to the patio. Interconnecting wood and glazed doors to the Lounge.

**Lounge: 3.50m x 4.71m (11'6" x 15'5")**

This room offers a feature fireplace with electric living flame fire. A room that can be separated from the Dining/Living area for cosy nights or opened up to provide further spacious entertaining space.









## First Floor Accommodation:-

**Landing:** A spacious and welcoming landing that offers views over the garden, woods, farmland and down to the river Tavy. All rooms are accessed from the landing including the Jack and Jill luxury bathroom with white sanitary ware, a bath and separate shower unit within with double velux windows.

**Master Bedroom:** 3.64m x 4.44m (11'11" x 14'7") A large master bedroom with feature dormer window, a fitted walk in wardrobe and access to the Jack and Jill ensuite bathroom.

**Bedroom Two:** 3.42m x 3.71m (11'3" x 12'2") A large bright and spacious double bedroom with feature dormer window.

**Bedroom Three:** 2.33m x 1.30m (7'8" x 4'3") - 2.23m x 1.71m (7'4" x 5'7") High gloss build in wardrobes with further full height under eaves large storage area.

## Externally:-

**Garage:** 3.36m x 5.96m (11'0" x 19'7")

**Council Tax:** Currently Band 'E'

**Service/Maintenance Charge:** £774 per quarter (£3096pa). Communal areas including summer house, cutting of the lawns including the rear garden, cleaning of the windows and gutters, and the maintenance of the electric gates.

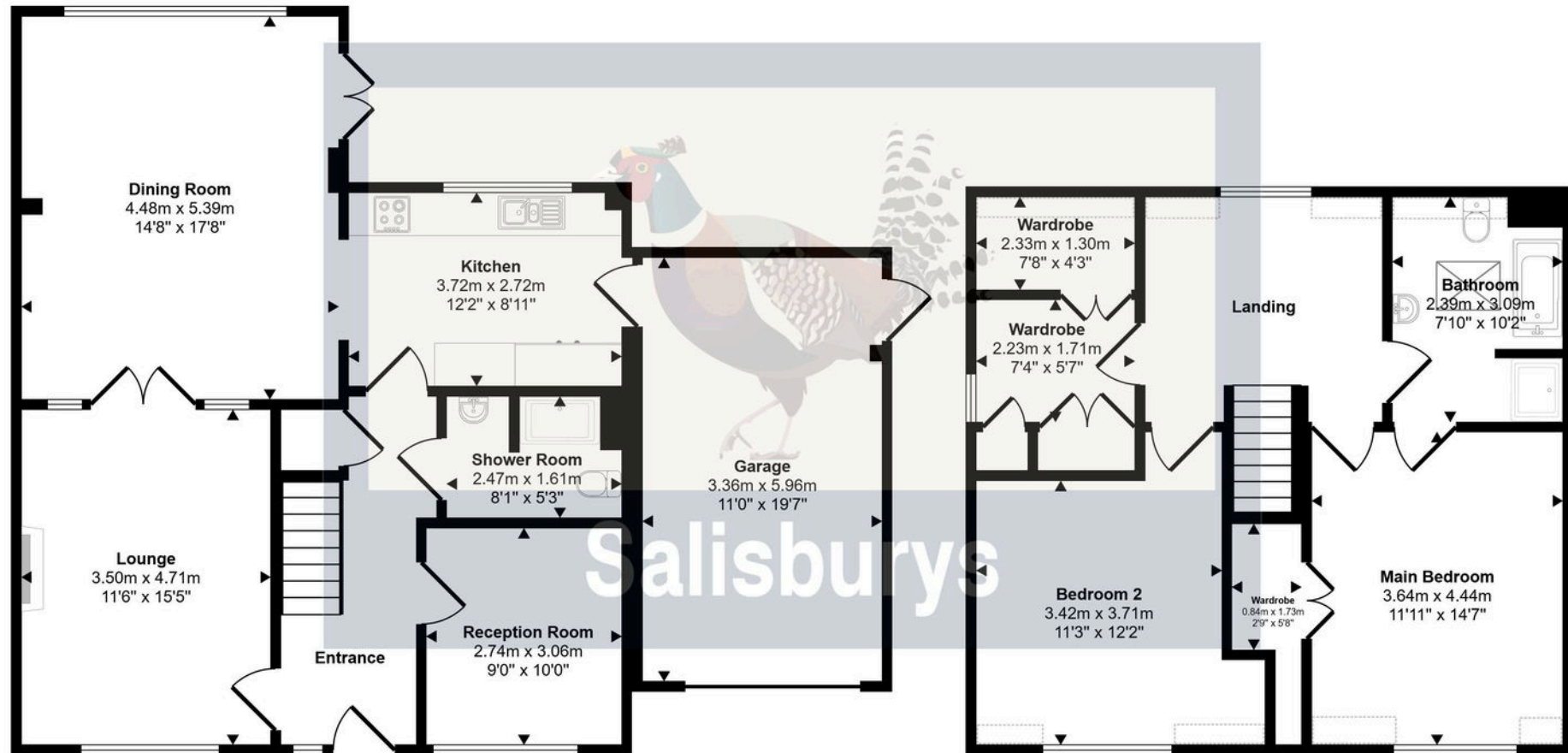
**EPC rating:** B

**What3Words:** ///aside.plant.trend





Approx Gross Internal Area  
163 sq m / 1753 sq ft




Ground Floor

Approx 98 sq m / 1058 sq ft

First Floor

Approx 65 sq m / 695 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

