



mansbridgebalment

TAVISTOCK

Guide £220,000



# 10 Meadow Brook, Tavistock PL19 8BH

## SITUATION AND DESCRIPTION

Located in a quiet cul-de-sac position, amongst a small number of other similar modern properties on the western fringes of Tavistock town centre and within convenient walking distance of the amenities therein.

A modern mid-terraced townhouse with surprisingly spacious accommodation arranged over three floors. The property benefits from PVCu double glazing and gas fired central heating. There is private driveway parking in front of an integral single garage and an enclosed south facing rear garden.

This property is offered for sale with the benefit of no onward chain.

## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

### **ENTRANCE DOOR**

Steps lead up to a half glazed entrance door.

### **VESTIBULE**

Alarm control panel. Steps up to:

### **RECEPTION HALL**

Coved and textured ceiling; radiator; turning stairs to first floor. Doors to:

### **BEDROOM TWO**

11' 4" x 9' 1" (3.45m x 2.77m)

Built-in single wardrobe with hanging rail; coved and textured ceiling; radiator; window to front.

### **BEDROOM THREE**

11' x 7' 2" (3.35m x 2.18m)

Radiator; high level window to rear.

### **FAMILY BATHROOM**

Half tiled with a white suite comprising panelled bath with Mira Sport electric shower over with a glass shower screen, pedestal wash handbasin, low flush WC; radiator; coved and textured ceiling; extractor fan; high level opaque glazed window to rear.

### FIRST FLOOR:

### **LANDING**

Stairs to second floor. Doors to:







#### KITCHEN/DINING ROOM

13' x 8' 6" (3.96m x 2.59m)

Fitted with a modern range of wall and base units with Shaker-style frontages in cream with square edged beech effect worksurfaces over, incorporating a stainless steel single drainer sink unit with mixer tap over; ceramic wall tiling; single electric oven; four ring halogen hob with extractor over; wall mounted Worcester gas central heating boiler; plumbing for automatic washing machine; space for tall fridge/freezer; space for table and chairs; radiator; coved and textured ceiling; spotlighting; window to front.

#### SITTING ROOM

13' 1" x 11' 1" (3.99m x 3.38m)

Coved and textured ceiling; radiator; sliding patio doors to outside and garden.

#### SECOND FLOOR:

##### MASTER BEDROOM SUITE:

11' 2" x 11' 1" (3.4m x 3.38m)

Triple mirror-fronted wardrobing; coved and textured ceiling; access to roof space; radiator; window overlooking rear garden. Door to:

##### ENSUITE

Half tiled with a white suite comprising vanity wash handbasin with storage cupboards under, low flush WC, fully tiled shower cubicle with Mira mains shower over; radiator; extractor fan. Door to:

##### LOFT ROOM

13' 1" x 12' narrowing to 9' 8" (3.99m x 3.66m narrowing to 2.95m) Reduced head height.

A versatile space which could be used as an occasional room or for storage. Fitted shelving; Velux window to front.



#### OUTSIDE:

To the front of the property there is a private tarmac driveway providing vehicular parking and access to the:

##### INTEGRAL GARAGE

15' 10" x 8' 9" (4.83m x 2.67m)

Roller door; power and light supply.



The rear garden is fully enclosed and includes a paved patio and gently sloping lawn with a low dry stone wall topped with a gravel flowerbed. Courtesy lighting is provided.

#### SERVICES

Mains electricity, mains gas, mains water and mains drainage.

#### OUTGOINGS

We understand this property is in band 'C' for Council Tax purposes.

#### VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

#### DIRECTIONS

Leave Tavistock's Bedford Square via Plymouth Road. Turn right at the Drake's Statue roundabout and proceed ahead to the mini roundabout. Turn left into Callington Road and proceed up the hill. After a short distance, turn right into Boughthayes and continue on into Meadow Brook. Following the road to the right and the property will be found on the left hand side, clearly identified by a Mansbridge Balment 'For Sale' sign.

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 our **AREA \***



BEDFORD COURT · PLYMOUTH ROAD · TAVISTOCK · PL19 8AY  
 Tel: 01822 612345  
 E: tavistock@mansbridgebalment.co.uk



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**\* PL19, PL20, EX20**