



mansbridgebalment

TAVISTOCK

£350,000



7 TREMAYNE RISE

Tavistock PL19 8RD

*Extremely spacious detached family home
in a desirable residential area within walking distance of town*



Four/Five Double Bedrooms & Two Bathrooms
Two/Three Reception Rooms & 23ft Conservatory
Fitted Kitchen/Breakfast Room & Utility Room
Level Front & Enclosed Rear Gardens
Driveway Parking

£350,000



**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

A substantial and extremely spacious four/five double bedroom, two bathroom detached family home with two/three reception rooms and 23ft conservatory, set on a level plot and well situated within a desirable residential area within walking distance of the town centre and all its amenities.

The property has well proportioned accommodation set over two floors which briefly comprises: entrance porch, entrance hall, cloakroom, fitted kitchen/breakfast room, utility room, dining room, sitting room, study/bedroom five, full width conservatory, landing, four double bedrooms (master ensuite) and family bathroom. There is a double width driveway, pseudo garage and level front and enclosed rear gardens. The property also benefits from gas fired central heating and PVCu double glazing throughout.

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:

Obscure PVCu double glazed front door with stained glass panels leads into:

ENTRANCE PORCH

6' 8" x 5' 4" (2.03m x 1.63m)

Exposed wooden flooring; PVCu double glazed window to front; integral door to pseudo garage; obscure multi-paned wooden door leads into:

ENTRANCE HALL

Exposed wooden flooring; staircase rises to first floor; built-in cloaks cupboard with coat hooks and shelving; double radiator.

CLOAKROOM

5' 5" x 2' 10" (1.65m x 0.86m)

Fitted with a white suite comprising low level WC, inset wash handbasin with tiled splashbacks and storage cabinet beneath; exposed wooden flooring; obscure PVCu double glazed window to side; radiator.

KITCHEN/BREAKFAST ROOM

14' x 9' 4" (4.27m x 2.84m)

Fitted with a range of matching wall and base cabinets with concealed lighting and contrasting roll top worksurfaces with tiled splashbacks; inset one and a half bowl stainless steel sink unit with mixer tap and drainer; built-in AEG oven and grill with matching four ring electric hob with concealed extractor fan over; built-in Beko dishwasher; built-in fridge/freezer; additional built-in fridge; cupboard with concealed ironing board; access to good size understairs storage cupboard; PVCu double glazed window to rear into conservatory and garden beyond; door into dining room, entrance hall and conservatory; radiator.





UTILITY ROOM

7' 7" x 6' 9" (2.31m x 2.06m)

Fitted with matching base cabinets with roll top worksurfaces with tiled splashbacks; inset stainless steel sink with mixer tap ; space and plumbing for automatic washing machine; space for tumble dryer or additional appliance; double glazed door to side.

DINING ROOM

9' 9" x 9' 4" (2.97m x 2.84m)

Multi-paned French doors to both sitting room and conservatory; radiator.

SITTING ROOM

15' 11" x 11' 7" (4.85m x 3.53m)

Feature fireplace with wooden mantel and surround with marble hearth housing a flame effect electric fire; television point; PVCu double glazed window to front overlooking garden; two wall light points; two radiators.

STUDY/BEDROOM FIVE

9' 4" x 7' 8" (2.84m x 2.34m)

PVCu window to side; radiator.

CONSERVATORY

23' 1" x 9' 10" (7.04m x 3m)

Large conservatory, PVCu double glazed in construction with dwarf walling with a lovely aspect over the rear garden; exposed wooden flooring; PVCu double glazed French doors to rear to garden; double radiator.

FIRST FLOOR:

LANDING

Built-in airing cupboard housing a lagged water cylinder and shelving; additional built-in storage cupboard with shelving; access to loft space; obscure PVCu double glazed window to side.

MASTER BEDROOM

12' 7" x 12' (3.84m x 3.66m) minimum (not including wardrobes)

Built-in triple wardrobe with hanging and storage; additional bedroom furniture including two single wardrobes and overbed storage cabinets; television point; PVCu double glazed window to front; radiator; door into:

ENSUITE SHOWER ROOM

9' 2" maximum x 5' 5" (2.79m x 1.65m)

Fitted with a white suite comprising a deep oversized tiled shower cubicle with Aquatronic shower, low level WC with concealed cistern, inset wash handbasin with storage cabinets beneath; shaver point; extractor fan; obscure PVCu double glazed window to front; radiator.

BEDROOM TWO

14' 1" x 10' (4.29m x 3.05m)

PVCu double glazed window to front with some far-reaching views towards Kit Hill; double radiator.

BEDROOM THREE

12' 10" x 8' 11" (3.91m x 2.72m)

Television point; PVCu double glazed window to rear overlooking garden with moorland views towards Cox Tor; radiator.



BEDROOM FOUR

9' 6" x 8' 2" (2.9m x 2.49m) minimum (not including door recess)

Television point; PVCu double glazed window to rear overlooking garden; radiator.

FAMILY BATHROOM

9' 7" x 6' 9" (2.92m x 2.06m)

Fitted with a white suite comprising P-shaped panelled shower bath with tiled surround and Mira Event shower and curved shower screen, low level WC with concealed cistern, inset wash handbasin with tiled splashbacks and storage cabinets beneath; extractor fan; obscure PVCu double glazed window to rear; radiator.



OUTSIDE:

The property sits on a level plot with attractive front and rear gardens. To the front a double width tarmac driveway providing off-road parking for two vehicles leads to the pseudo garage and main front door with a paved footpath leading alongside the property with wooden gated access to the rear garden.

The front garden is enclosed by wooden fencing to both sides and a low natural stone wall to the front boundary. The garden is mainly laid to lawn with a well stocked flowerbed alongside the driveway.

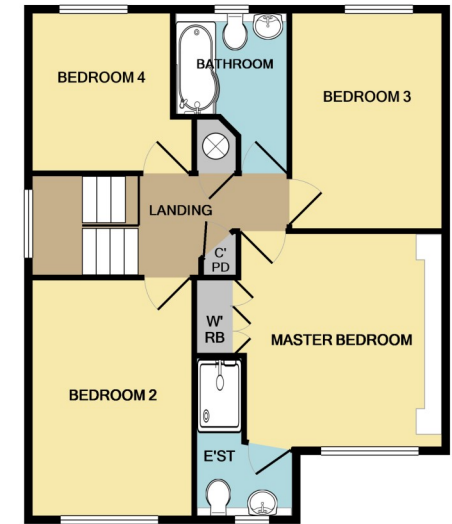
The rear garden is completely enclosed by wooden fencing to the sides and a natural Devon bank to the rear boundary with an attractive natural stone wall and well stock raised beds with a colour array of plants, shrubs and mature trees. The garden is mainly laid to lawn and to one side is a paved patio area providing an ideal space for outside dining. To the rear of the garden is a useful wooden garden shed (measuring approximately 6' x 4').

PSEUDO GARAGE

8' x 7' 2" (2.44m x 2.18m)

Fitted with an up and over metal garage door; power and lighting; workbench; shelving; storage into eaves.





TOTAL APPROX. FLOOR AREA 155.5 SQ.M. (1674 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

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

OUTGOINGS

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

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock's Bedford Square proceed along West Street. Continue up the hill before turning right at the mini roundabout towards Tavistock Hospital and Lamerton. Pass the hospital on your left hand side before turning first right to St Maryhay. Continue along St Maryhay before turning right into Tremayne Rise where the property will be found shortly on the left hand side.

EPC RATING 67 BAND D

T10724

BETTER COVERAGE, WIDER CHOICE
MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



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*** PL19, PL20, EX20**

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