



mansbridgebalment

TAVISTOCK

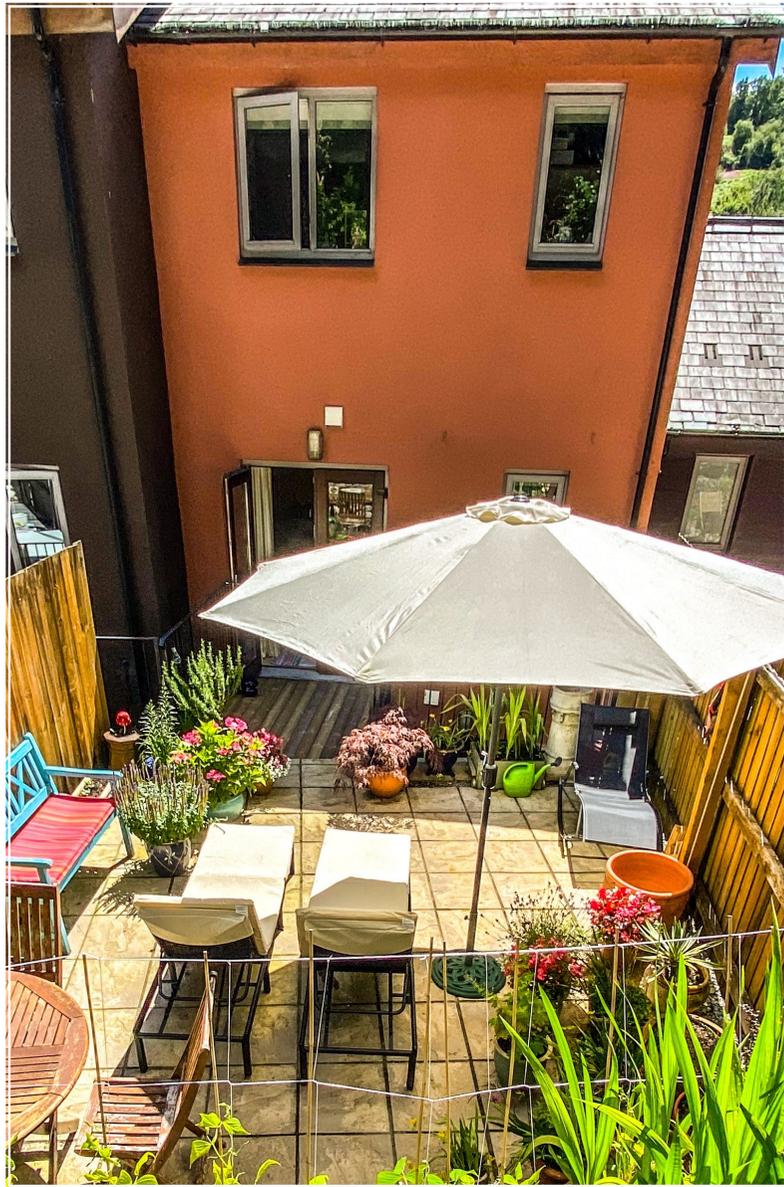
£287,500



19 HERITAGE PARK

Tavistock PL19 0BY

*Beautifully presented spacious family townhouse,
peacefully situated just a short walk from the town centre*



Versatile Three Storey Accommodation
Four Double Bedrooms & Three Bathrooms

15ft Kitchen/Dining Room

First Floor Sitting Room

Courtyard & Enclosed Rear Garden

No Passing Traffic

£287,500


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

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

A spacious and beautifully presented four double bedroom three bathroom family town house, backing onto fields with no rear neighbours and peacefully situated in a small, desirable and tucked away development with no passing traffic just a short level walk from Tavistock town centre and all its amenities.

This lovely home was built by Cavanna Homes in 2009 and has versatile and well proportioned accommodation set over three floors which briefly comprises: entrance hall, 15ft fitted kitchen/dining room, ground floor shower room, sitting room, first floor cloakroom, four double bedrooms (master ensuite) and family bathroom. There is a rear courtyard, enclosed rear garden and valuable allocated off-road parking. The property also benefits from gas fired central heating and double glazing throughout. Early viewing highly recommended.

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:

Solid wooden front door with storm porch and outside lighting leads into:

ENTRANCE HALL

Staircase rises to first floor with built-in understairs storage cupboard; telephone point; double glazed window to front; radiator; wooden doors into bedroom four, downstairs shower room and into:

KITCHEN/DINING ROOM

15' 4" x 14' 4" (4.67m x 4.37m)

Spacious hub of this lovely home and fitted with a modern range of matching wall and base cabinets with concealed lighting; contrasting roll top worksurfaces with tiled splashbacks; inset stainless steel one and a half bowl sink unit with mixer tap and drainer; built-in Electrolux stainless steel double oven and grill with matching inset four ring gas hob above with stainless steel extractor hood over; built-in Zanussi dishwasher; space and plumbing for automatic washing machine; built-in Electrolux fridge/freezer; television point; telephone point; exposed wooden flooring; recessed spotlighting; wall hung Worcester gas fired boiler; double glazed window to rear into courtyard; double glazed French doors to rear providing access to courtyard; double radiator.

BEDROOM FOUR

15' 8" x 7' 4" (4.78m x 2.24m)

Full width built-in wardrobes with hanging and storage; television point; double glazed window to front; radiator.





GROUND FLOOR SHOWER ROOM

10' 5" x 2' 11" (3.18m x 0.89m)

Part-tiled and fitted with a white suite comprising tiled shower cubicle housing a Mira Escape shower, low level WC, pedestal wash handbasin; shaver point; extractor fan; recessed spotlighting; radiator.

FIRST FLOOR:

LANDING

Staircase continues to second floor; double glazed window to front; radiator.

CLOAKROOM

7' x 3' 2" (2.13m x 0.97m)

Part-tiled and fitted with a low level WC, pedestal wash handbasin; shaver point; extractor fan; recessed spotlighting; radiator.

SITTING ROOM

14' 8" x 14' 4" (4.47m x 4.37m)

Television point; double glazed window to rear overlooking garden and countryside beyond; double glazed French doors to rear providing access to garden; two double radiators.

BEDROOM THREE

12' 7" x 7' 10" (3.84m x 2.39m)

Telephone point; feature double glazed bay window to front with deep sill; double radiator.

SECOND FLOOR:

LANDING

Access to loft space; radiator.

MASTER BEDROOM

14' 10" x 14' 2" (4.52m x 4.32m)

Generous bedroom with built-in mirror-fronted triple wardrobe with hanging and storage; television point; telephone point; two double glazed windows to rear overlooking garden and bordering fields; radiator; door into:

ENSUITE SHOWER ROOM

9' x 2' 10" (2.74m x 0.86m)

Part-tiled and fitted with a white suite comprising tiled shower cubicle with Mira Escape shower, low level WC; pedestal wash handbasin; shaver point; extractor fan; recessed spotlighting; radiator.

BEDROOM TWO

14' 2" maximum x 12' 4" (4.32m maximum x 3.76m)

Another good size double bedroom with built-in overstairs wardrobe with hanging and storage; television point; telephone point; feature double glazed bay window to front with countryside and town views towards the Church clocktower; additional double glazed window to front; double radiator.

BATHROOM

6' 10" x 6' 3" (2.08m x 1.91m)

Part-tiled and fitted with a white suite comprising panelled bath with shower mixer tap, low level WC with concealed cistern, inset wash handbasin with storage cabinet beneath; shaver point; extractor fan; recessed spotlighting; radiator.





OUTSIDE:

To the front is a private allocated parking space for one vehicle and a footpath from here leads to the main front entrance. To the front is an attractive communal lawned area with a variety of bushes and trees.

To the rear of the property is a courtyard accessed via the kitchen/dining room and a garden accessed via the sitting/dining room.

COURTYARD

14' 8" x 7' 7" (4.47m x 2.31m)

Paved with outside power points providing a sheltered space for outside dining with a useful storage container.

REAR GARDEN

Backing onto fields at the rear, the rear garden measures approximately 50' x 15'. The garden is completely enclosed by wooden fencing to both sides and mature Devon bank to the rear boundary. The garden is low maintenance in design. The first section is completely paved and provides a lovely space for outside entertaining. To the rear is an elevated section, gravelled from which there are lovely far-reaching moorland views towards Cox Tor.



SERVICES

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

OUTGOINGS

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

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Bedford Square proceed along Duke Street, continuing along Brook Street straight ahead onto Parkwood Road and in approximately 200 yards turn left into Heritage Park and follow the road until the end where the property will be found on the left hand side within the pedestrian area.

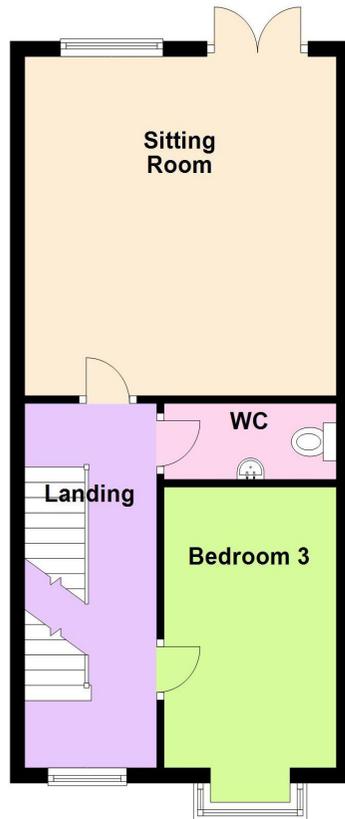
Ground Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



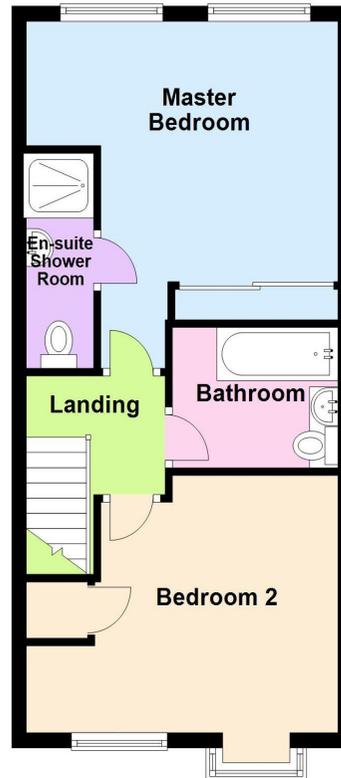
First Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



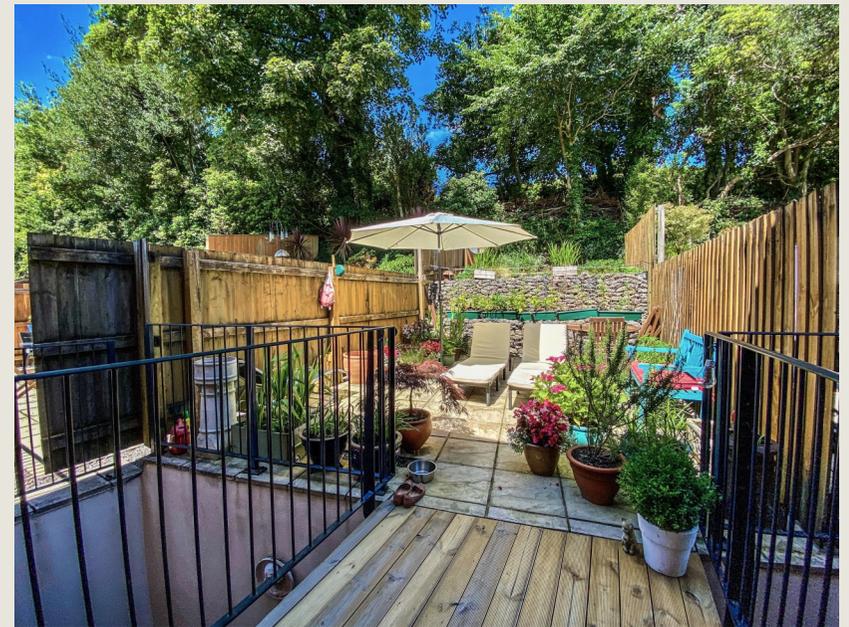
Second Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



Total area: approx. 121.8 sq. metres (1311.1 sq. feet)

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* **PL19, PL20, EX20**

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