



  
mansbridgebalment

TAVISTOCK

£167,500





# 116 Tamar Avenue, Tavistock PL19 9JA

## SITUATION AND DESCRIPTION

A three bedroom older style mid-terrace family home with level front and rear gardens, situated in a popular mature residential area within walking distance of local schools, open moorland and Tavistock town centre.

The property benefits from good sized bedrooms and the current owners have enhanced the ground floor by creating a lovely 25ft open plan kitchen/sitting/dining room with refitted kitchen and offers the potential to re-open the fireplace, if required.

The light and airy accommodation briefly comprises: entrance hall, 25ft kitchen/sitting room with dining area, bathroom, separate WC, landing and three bedrooms. There are level front and rear gardens with outbuildings. The property also benefits from gas fired central heating with combination boiler 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 storm porch leads into:

### **ENTRANCE HALL**

Staircase rises to first floor; laminate flooring; radiator; doors to bathroom, WC and into:

### **KITCHEN/SITTING/DINING ROOM:**

#### **KITCHEN/SITTING ROOM**

25' 0" x 11' 0" (7.62m x 3.35m)

Good sized light and airy open plan room, refitted with matching range of wall and base cabinets with soft close feature, concealed lighting and wooden worksurfaces with tiled splashbacks; inset ceramic one and a half bowl sink unit with mixer tap and drainer; built-in stainless steel Lamona double oven and grill with matching inset four ring gas hob above with stainless steel extractor hood over; space for upright fridge/freezer; wall hung Ideal Logic gas fired combination boiler; spotlighting; breakfast bar; laminate flooring; feature fireplace with wooden mantel and marble hearth housing a living flame gas fire; television and telephone points; two PVCu double glazed windows to rear overlooking garden; obscure PVCu double glazed door to rear providing access to utility outbuilding and garden; two radiators; archway into:

#### **DINING AREA**

7' 3" x 5' 5" (2.21m x 1.65m)

Continuation of the laminate flooring; PVCu double glazed window to front overlooking front garden.

#### **BATHROOM**

5' 5" x 5' 1" (1.65m x 1.55m)

Part-tiled and fitted with a white suite comprising panelled bath with shower mixer tap and shower screen, pedestal wash handbasin; tiled flooring; spotlighting; obscure PVCu double glazed window to front.

#### **SEPARATE WC**

Part-wood panelled walls and fitted with a modern white low level WC, incorporating a small wash handbasin; built-in storage cupboard; access to understairs storage area; laminate flooring; obscure PVCu double glazed window to front.





## FIRST FLOOR:

### **LANDING**

Built-in storage cupboard with shelving; PVCu double glazed window to front; doors to all first floor rooms.

### **BEDROOM ONE**

14' 1" x 9' 9" (4.29m x 2.97m)

Built-in bedroom furniture including two single wardrobes, chest of drawers, storage cupboards and bookshelving; PVCu double glazed window to rear overlooking garden; radiator.

### **BEDROOM TWO**

11' 3" x 10' 7" (3.43m x 3.23m)

PVCu double glazed window to rear overlooking garden; radiator.

### **BEDROOM THREE**

10' 11" x 6' 11" (3.33m x 2.11m)

Access to loft space; PVCu double glazed window to front; radiator.

## OUTSIDE:

The property benefits from level front and rear gardens. To the front a wooden pedestrian gate opens to a footpath which leads to the front door.

The front garden is completely enclosed by fencing and hedging to the sides and low brick walling to the front boundary. The garden is mainly laid to lawn with some raised flowerbeds.

The rear garden is completely enclosed by wooden panel fencing. Immediately to the rear is a paved patio area providing an ideal space for outside dining. The remainder of the garden is laid to an expanse of lawn and to the rear of the garden is a wooden garden shed (measuring 6' x 4') and a wooden gate leads to the rear access lane.

There are two block-built outbuildings:

### **OUTBUILDING ONE**

7' 2" x 6' (2.18m x 1.83m)

Power; shelving; used for storage.

### **OUTBUILDING TWO**

3' 4" x 2' 7" (1.02m x 0.79m)

Used as a utility area; space and plumbing for automatic washing machine and tumble dryer above.

## SERVICES

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

## OUTGOINGS

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

## VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

## DIRECTIONS

From Bedford Square proceed past the Post Office and at the mini roundabout turn right onto Whitchurch Road and then take the second left onto Down Road. Continue to the top of the hill and upon reaching Tavistock Golf Club bear left and then left again onto Green Lane. Proceed down the hill, passing St Davids Road and take the next left turn into Tavy Road. Continue and take the second turn on the right into Meavy Way and at the junction turn right into Tamar Avenue where the property will be found immediately on the right hand side as indicated by our 'For Sale' sign.



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**Ground Floor**



**First Floor**



Total area: approx. 79.7 sq. metres (857.7 sq. feet)

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**\* PL19, PL20, EX20**