



1 Limes Lane



Town Centre 0.75 miles Plymouth 15 miles Exeter (via A30) 40 miles

UK Grid Reference: SX 47382 74728

Superbly spacious and extremely well-rounded family home with a verdant outlook.

- Detached Executive Home
- Bright and Spacious
- 4 Double Beds, 3 Baths
- Master with En-suite and Dresser
- Fantastic Conservatory
- South-facing Rear Garden
- Attractive Setting
- Double Garage, Ample Parking

Guide price £575,000

SITUATION

This sizeable house is situated on the northern fringes of Tavistock, quietly located in an exclusive cul-de-sac of just five modern, executive-style properties which enjoy a lush, verdant outlook across neighbouring parkland.

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century, and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly, whilst the largely 19th-century town centre is focussed around the Pannier Market and Bedford Square, in which regular farmer's markets are held. Tavistock straddles the river Tavy and borders with the Dartmoor National Park along its eastern edge, making it an extremely popular destination for lovers of the outdoors with walking, riding, cycling and exploring all on the doorstep. To the west of the town can be found the Tamar Valley, along the Devon/Cornwall border, offering further opportunities to discover the region's rich heritage.

DESCRIPTION

This spacious, detached property is offered to the market for the first time since its construction in 2007. With high-quality, flowing accommodation in addition to a sizeable conservatory and level rear garden - both of which are south-facing - the house represents the ideal family home. A double garage and driveway provide plenty of parking.

ACCOMMODATION

The accommodation is accessed on the ground floor beneath a canopied porch into a spacious reception hallway, from where there are doors to all of the

principal ground floor rooms. Double doors from both the dual-aspect sitting room and the dining room lead out to the large conservatory at the house's rear. The study, in common with the sitting room, features a box bay window overlooking the communal parkland in front. The kitchen is equipped with cupboards and units with black granite work surfaces, plus integrated units including a dishwasher, double oven, 4-ring induction hob, steam oven and microwave. The matching utility room has space for laundry goods and leads into a cloakroom.

At first floor are the four double bedrooms, two of which have en-suites and all of which have fitted wardrobes; the master suite benefits from its own dressing area. The sizeable family bathroom has a 4-piece suite.

OUTSIDE

Accessible from the conservatory or via a side gate from the driveway, the rear garden is level and laid to lawn. A good size patio is located outside of the kitchen, an perfect location in which to dine al-fresco. A detached double garage with power and lighting is positioned to the side of the house, with parking for up to 4 vehicles in front.

SERVICES

Mains water, gas, electricity and drainage are all connected to the property. Please note that the Agents have neither inspected nor tested these services.

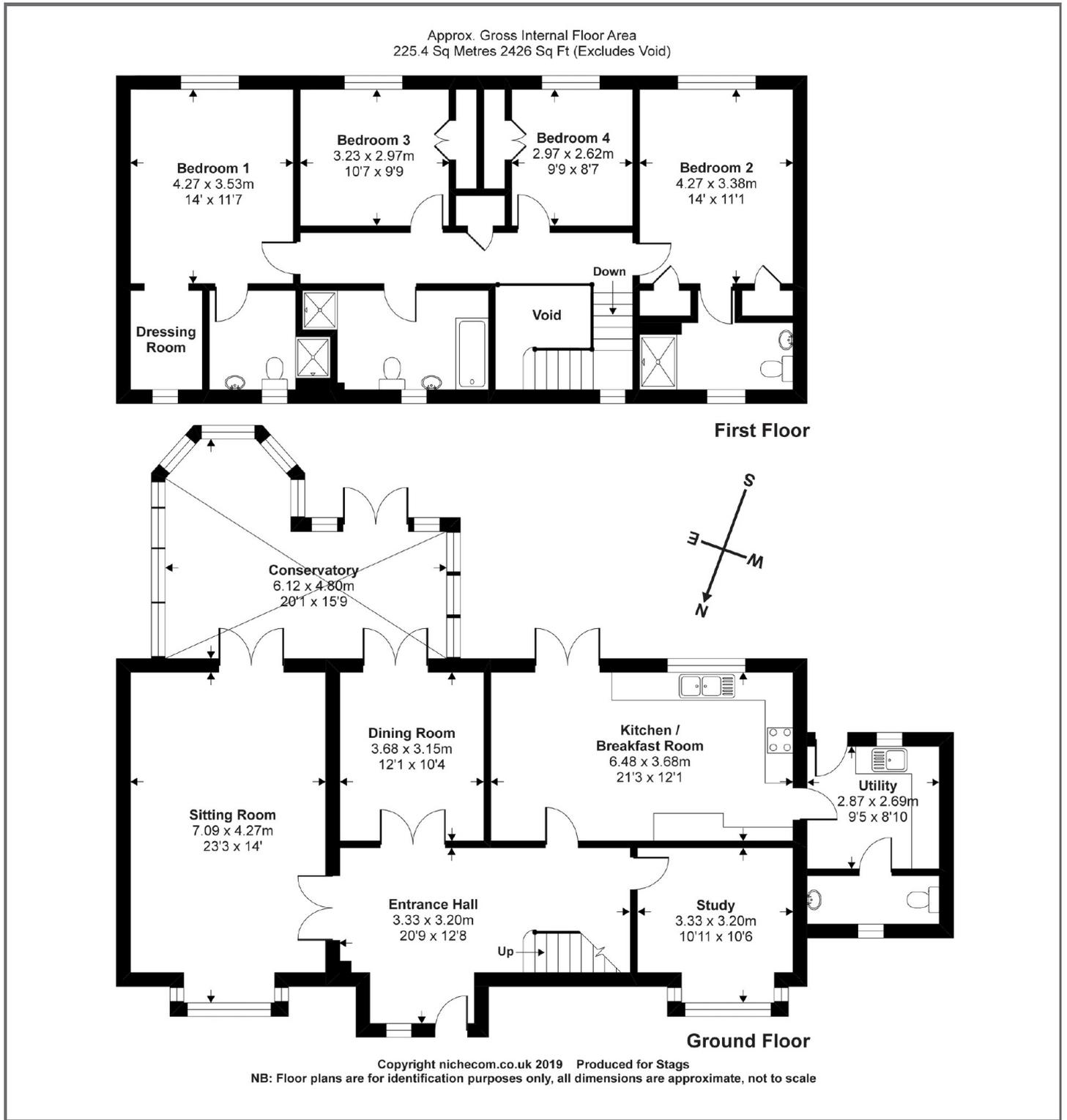
VIEWING

Strictly by appointment with the vendors' Sole Agents, Stags.

DIRECTIONS

The postcode will locate the property by SatNav. For detailed directions, please contact the office.





These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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