



mansbridgebalment

TAVISTOCK Guide £300,000









# Primrose Banks

38 Abbotsfield Crescent, Tavistock, Devon, PL19 8EY

A well presented 2/3 double bedroom 1950's detached bungalow set on a good sized level corner plot benefitting from far reaching countryside and moorland views in a sought after residential area.

Well Presented 2/3 Double Bedroom Bungalow

Good Sized Level Corner Plot

Gas Fired Central Heating and Pvcu Double Glazing

Detached Garage & Parking

Within Easy Reach of Amenities

Guide £300,000



Bedford Court  
14 Plymouth Road  
Tavistock  
PL19 8AY

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### SITUATION AND DESCRIPTION

Offered with no onward chain, A well presented 2/3 double bedroom 1950's detached bungalow set on a good sized level corner plot benefitting from far reaching countryside and moorland views and situated in a mature highly sought after residential areas on the western fringes on the town and in easy reach of the town centre and all its amenities.

This lovely bungalow is surrounded by attractive gardens to all sides and is approached via a long driveway providing off road parking for multiple vehicles/caravan with a detached garage. Its light and airy accommodation briefly comprises: entrance hall; dual aspect fitted kitchen/breakfast room; dining room/bedroom three; sitting room; 2 double bedrooms and family bathroom. The bungalow also benefits from gas fired central heating and PVCu double glazing throughout. Early viewing recommended.

Tavistock is a thriving market town adjoining the western edge of the Dartmoor National Park and was in 2004 voted the winner of a nationwide survey undertaken by the Council for the Protection of Rural England involving 120 other market towns. Among the assets taken into consideration were history, architecture, community spirit, planning sensitivity, recreational facilities and individuality of shops and businesses. Additional facilities include a hospital, a bustling Pannier Market and a full range of schools both State and Private. Indeed Tavistock can claim to have everything adding up to a quality of life which would be hard to rival.

Plymouth is only 15 miles away with fast Inter City rail links to London, Bristol and the North. There are also ferry services to Roscoff, Brittany and Santander, Northern Spain.

### 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:

Open fronted porch with terracotta tiled flooring and obscure PVCu double glazed front door leading into:

#### ENTRANCE HALL

'L' shaped hallway with telephone point; PVCu double glazed windows to both front and side aspects; doors to all rooms; radiator.

#### KITCHEN/BREAKFAST ROOM

15' 2" x 9' 2" (4.62m x 2.79m)

Light and airy dual aspect room fitted with a modern range of matching Shaker style wall and base cabinets with soft close feature and concealed lighting with wooden worksurfaces with tiled splashbacks; inset 'Zanussi' double oven and grill with 'Electrolux' 4 ring electric hob above and stainless steel extractor hood over; inset one and a half bowl stainless steel sink with mixer tap and drainer; built-in dishwasher; utility cupboard with space and plumbing for automatic washing machine and wall hung 'Worcester' gas fired combination boiler; space for under counter fridge and freezer; spotlighting; tiled flooring; PVCu double glazed window to side overlooking garden with countryside views; additional PVCu double glazed window to rear with panoramic far reaching countryside views; PVCu double glazed door to rear providing access to garden.





#### DINING ROOM/BEDROOM THREE

13' 0" x 10' 4" (3.96m x 3.15m)

Fireplace with built-in linen cupboard with shelving to one recess and built-in book shelving to other recess; telephone point; PVCu double glazed window to side overlooking garden; double radiator.

#### SITTING ROOM

13' 10" x 12' 8" (4.22m x 3.86m)

Feature tiled open fireplace; television point; telephone point; feature PVCu double glazed bay window to front overlooking garden with far reaching countryside and moorland views; double radiator.

#### BEDROOM ONE

13' 10" x 12' 1" (4.22m x 3.68m)

Feature PVCu double glazed bay window to side; double radiator.

#### BEDROOM TWO

10' 10" x 10' 5" (3.3m x 3.18m)

PVCu double glazed window to rear overlooking garden with far reaching countryside views; radiator.



#### FAMILY BATHROOM

10' 5" x 6' 10" (3.18m x 2.08m)

Spacious bathroom part tiled and fitted with a 4 piece suite comprising enamel bath with tiled surround; oversized tiled shower area with 'Mira' chrome thermostatic shower; low level W.C; pedestal wash hand basin; tiled floors; access to loft;; obscure PVCu double glazed window to rear; radiator.

#### OUTSIDE

The bungalow sits on a good sized level corner plot with mature attractive gardens which are a particular feature of this lovely home.

A gateway provides access to a long driveway providing off road parking for multiple vehicles/caravan and leads to the detached garage. A footpath from here leads to the rear entrance and continues around the bungalow providing access to all garden areas.

The front garden enjoys the far reaching countryside and moorland views and is enclosed by wooden fencing and natural Devon bank and is laid to an expanse of lawn bordered by heavily stocked flower beds with a colourful array of plants, shrubs and bushes. Alongside the lawn is a paved patio which provides a space for outside dining and enjoying the sunshine or to provide a further parking area if required.

The side garden enjoys a sunny south facing aspect and good levels of privacy. This area again is lawned with a paved patio providing another lovely place to sit and enjoy the garden and sunshine. The side garden is enclosed by the continuation of the Devon bank and also benefits from a useful butler style sink with outside water tap.

The garden continues to the rear of the property enclosed by wooden panel fencing with another seating area and lawn and access from here to the kitchen/breakfast room.



#### DETACHED GARAGE

16' 0" x 10' 1" (4.88m x 3.07m)

With pitched tiled roof and fitted with a metal up-and-over garage door; power and light; window to rear.





### SERVICES

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

### OUTGOINGS

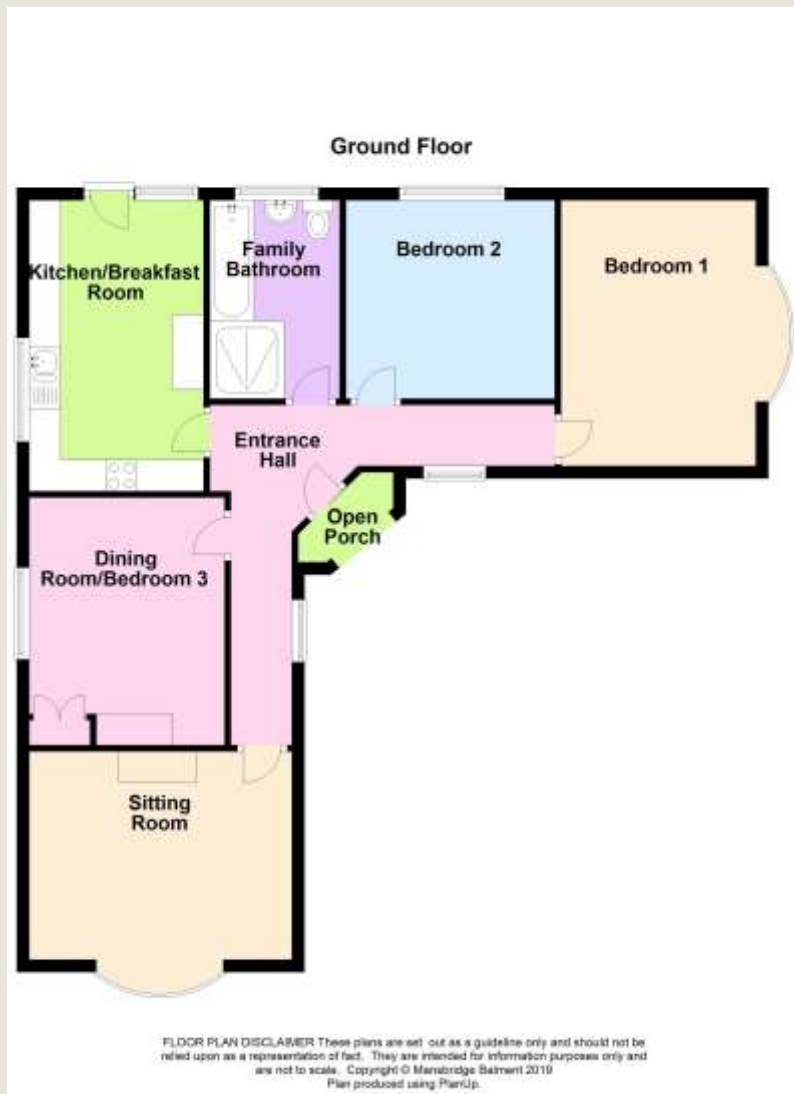
We understand this property is in band 'C' for Council Tax purposes.

### VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

### DIRECTIONS

From Tavistock's Bedford Square, proceed along West Street and over the mini-roundabout into Ford Street. At the next roundabout, continue straight ahead on to the A390, heading towards Callington. Continue for approximately a quarter of a mile before turning right into Abbotsfield Crescent and then turn immediately left and continue along the road where the property will be found directly in front of you as the road bends around to the right.





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*\* PL19, PL20, EX20*

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