



mansbridgebalment

TAVISTOCK

£475,000







# 2 KELLY GARDENS

Tavistock, PL19 0HX

One of 12 beautifully designed newly built detached houses,  
on an exclusive development.

Detached House

4 Bedrooms

Built to High Specification

Garage & Parking

On Edge of Town

Safe and Secure Environment

**£475,000**



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

[mansbridgebalment.co.uk](http://mansbridgebalment.co.uk)



## 2 Kelly Gardens, Tavistock, PL19 0HX

### SITUATION AND DESCRIPTION

One of 12 beautifully designed newly built detached houses, on an exclusive development within flat walking distance of the attractive market town of Tavistock. Each property has been crafted to give its owner the home life they desire, in a location they adore. All homes are freehold, with a garage and parking space, and come with no additional resale or event fees attached.

Designed with unique architectural features, each home is as distinct and charming as its location. Step inside and you will discover generously sized rooms, and luxury fittings, fixtures and finishes. Just as your lifestyle evolves, so too can your home, adapting to your needs with practical ease.

The development is located in a premium postcode on the boundary of delightful Tavistock, a vibrant and historic market town that straddles the River Tavy and is framed by rolling green hills. Not far from Kelly Gardens are the grand grounds of Mount Kelly school. To stroll past Mount Kelly on the way into town is to sample the school's stately splendour and proud history.

Kelly Gardens nestles into the Western edge of the wildly beautiful Dartmoor National Park and is in easy reach of Devon and Cornwall's stunning coastlines and picturesque seaside towns. It is this balance of tranquil scenery, bustling streets and friendly faces that Tavistock residents love so much.

Reference made to any fixture, fitting, appliance, 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.

### ACCOMMODATION - 2 KELLY GARDENS

#### GROUND FLOOR

##### HALLWAY

##### LIVING ROOM

14' 4" x 13' 8" (4.37m x 4.17m)

##### KITCHEN

13' 11" x 4' 8" (4.24m x 1.42m)

##### DINING/BEDROOM FOUR

11' 8" x 11' 5" (3.56m x 3.48m)

##### BATHROOM

(Designed to easily become an ensuite to Dining/Bedroom Four)





## ***FIRST FLOOR***

### **LANDING**

#### **BEDROOM ONE**

11' 6" x 10' 11" (3.51m x 3.33m)

#### **EN-SUITE BATHROOM**

#### **BEDROOM TWO**

11' 0" x 10' 11" (3.35m x 3.33m)

#### **STUDY/BEDROOM THREE**

9' 6" x 10' 6" (2.9m x 3.2m)

### **BATHROOM**



**EPC RATING 85 Band B**

**T10569**

### **SERVICES**

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

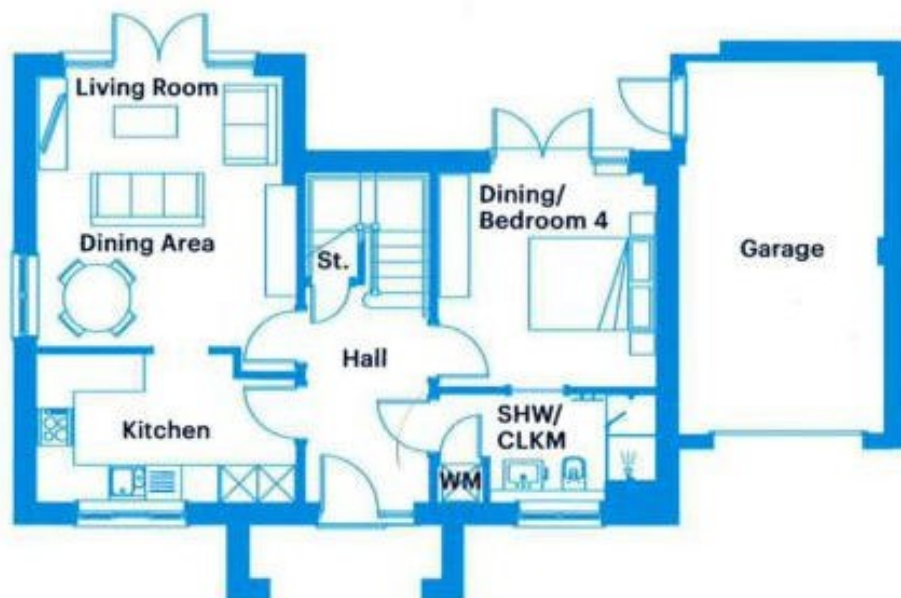
### **VIEWING**

By appointment with MANSBRIDGE BALMENT on 01822 612345.

### **DIRECTIONS**

From Tavistock town centre take the A386 Okehampton road. After about half a mile pass the entrance to Mount Kelly School on the left and then Mount Kelly Swimming Pool. The entrance to Kelly Gardens is immediately thereafter, on the left hand side.





### Ground Floor

Room	Metric (meters)	Imperial (feet/inches)
Living Room	4.4 x 4.2	14'6" x 13'8"
Kitchen	4.2 x 2.4	13'11" x 4'8"
Dining/Bedroom 4	3.6 x 3.3	11'8" x 11'5"



### First Floor

Room	Metric (meters)	Imperial (feet/inches)
Bedroom 1	3.6 x 3.3	11'6" x 10'11"
Bedroom 2	3.4 x 3.3	11'0" x 10'11"
Study/Bedroom 3	2.9 x 3.2	9'6" x 10'6"







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**\* PL19, PL20, EX20**