



  
mansbridgebalment

TAVISTOCK

£229,950





# 12 Aspen Close, Tavistock PL19 9LN

## SITUATION AND DESCRIPTION

A well presented two bedroom semi-detached bungalow enjoying some far reaching views with attractive front and rear gardens, driveway parking and detached garage, superbly positioned backing onto the old railway embankment in a peaceful end of cul-de-sac location within the highly sought after residential area of Bishopsmead on the southern fringes of the town, within easy reach of the local supermarkets and bus routes and in walking distance of the village amenities of Whitchurch, including the Post Office, Public House and renowned Primary School.

This lovely bungalow has been well maintained over the years, benefits from a conservatory to the rear enjoying a lovely aspect over the garden and bordering countryside and its light and airy accommodation briefly comprises: porch, entrance hall, kitchen, sitting/dining room, conservatory, inner hall, two bedrooms and bathroom. The property also benefits from gas fired central heating and PVCu double glazing throughout. Early viewing 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:

Obscure PVCu double glazed front door leads into:

### ENTRANCE PORCH

7' x 4' 2" (2.13m x 1.27m)

Dual aspect with PVCu double glazed windows to both front and side aspects; coat hooks; multi-paned wooden door leads into:

### ENTRANCE HALL

7' x 4' 2" (2.13m x 1.27m)

Telephone point; shelving; obscure window to front into porch; double radiator; multi-paned wooden doors into sitting/dining room and into:

### KITCHEN

10' 9" x 7' 7" (3.28m x 2.31m)

Fitted with a matching range of Shaker style wall and base cabinets with contrasting roll top worksurfaces with tiled splashbacks; inset stainless steel single sink unit with mixer tap and drainer; built-in stainless steel single oven and grill with matching inset four ring gas hob above; space and plumbing for automatic washing machine; space for upright fridge/freezer; built-in cloaks cupboard with shelving and storage cabinet above; wall hung Worcester gas fired combination boiler; PVCu double glazed window to side; PVCu double glazed door to side providing access to garden areas.

### SITTING/DINING ROOM

16' 1" x 12' 1" (4.9m x 3.68m)

Feature fireplace with remote controlled living flame gas fire; television point; large PVCu double glazed picture window to front overlooking garden with pleasant outlook; radiator; multi-paned wooden door into:

### INNER HALL

Access to loft space.





#### **BEDROOM ONE**

15' 3" including wardrobe x 8' 8" (4.65m x 2.64m)

Large built-in wardrobe with hanging and storage; built-in linen cupboard with shelving; PVCu double glazed window to rear overlooking garden with countryside views; radiator.

#### **BEDROOM TWO**

10' 10" x 9' (3.3m x 2.74m)

Double radiator; PVCu double glazed French doors to rear leading into:

#### **CONSERVATORY**

10' 3" x 9' 11" (3.12m x 3.02m)

PVCu double glazed in construction enjoying a lovely aspect over the garden and surrounding countryside; PVCu double glazed door to side opening onto garden.

#### **BATHROOM**

6' 2" x 6' 2" (1.88m x 1.88m)

Fully tiled walls and fitted with a white suite comprising panelled bath with Mira Advance shower over with shower screen, low level WC; inset wash handbasin with storage cabinets beneath; extractor fan; obscure PVCu double glazed window to side; radiator.

#### **OUTSIDE:**

The property benefits from attractive front and rear gardens which are another feature of this lovely bungalow.

To the front a driveway providing off-road parking for one/two vehicles leads to the detached garage and a footpath from here leads to the main entrance with a wooden gated access leading alongside the bungalow to the rear garden. The front garden has a paved patio area with a raised gravelled area bordered by a colourful array of shrubs and bushes.

To the side of the bungalow is a paved patio area which can be accessed via both the kitchen and conservatory, providing an ideal space for outside dining and enjoying the sunshine and garden. Alongside the patio is a wooden summerhouse measuring approximately 7' x 7'.

The level rear garden is completely enclosed by wooden fencing and is bordered to the side by the old railway embankment and enjoys far-reaching countryside views. To one side is an area of lawn bordered by well-stocked mature flowerbeds and another paved patio area. The other side is again gravelled with attractive borders and a small ornamental fishpond. To the rear of the garden is a useful garden store measuring approximately 6' x 3'.

#### **DETACHED GARAGE**

17' 5" x 9' 2" (5.31m x 2.79m)

Fitted with a metal up and over garage door; power and lighting; shelving; window to rear overlooking garden.



#### **SERVICES**

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

#### **OUTGOINGS**

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

#### **VIEWING**

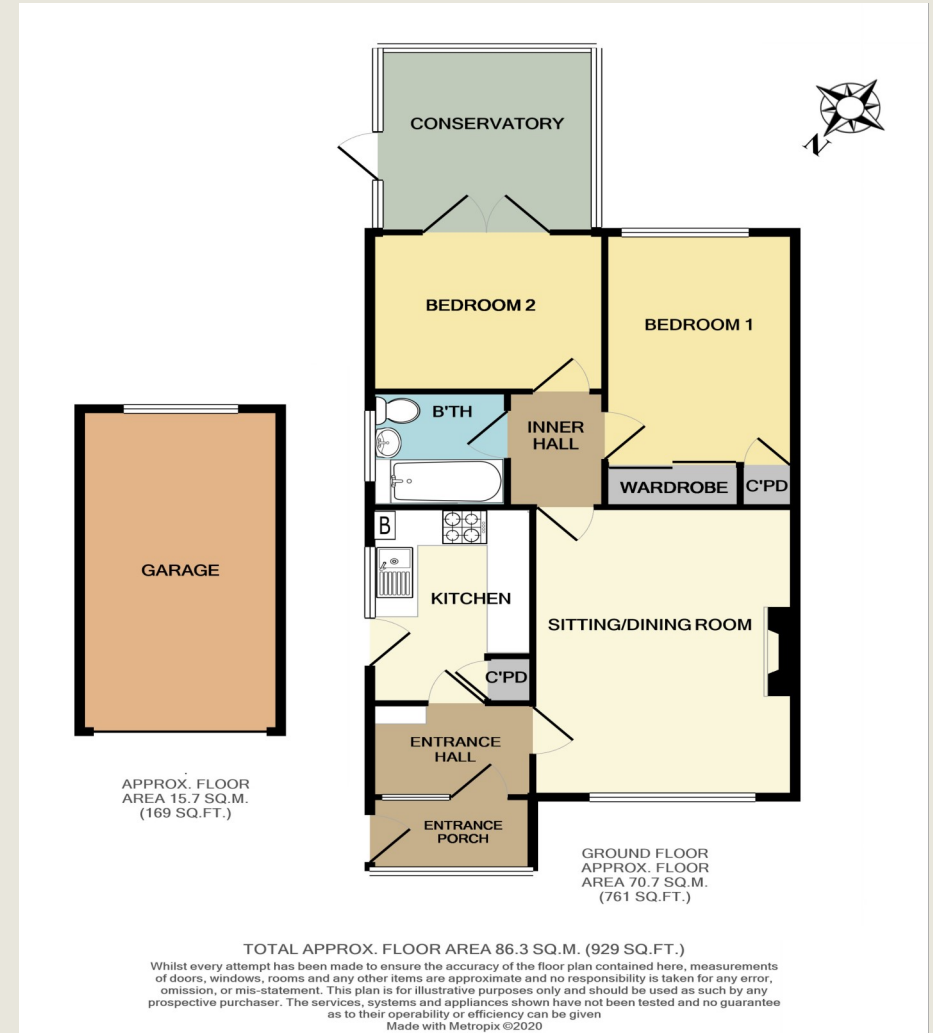
By appointment with MANSBRIDGE BALMENT on 01822 612345.

#### **DIRECTIONS**

Leave Tavistock's Bedford Square via Plymouth Road. Turn left at the roundabout at Drake's Statue and continue over the next two roundabouts, heading towards Plymouth. After passing the Lidl supermarket on the right hand side, bear left into Hawthorn Road and the Bishopsmead estate. At the T-junction, turn left into Oak Road and take the second turning on the right into Alder Road. Take the first right into Aspen Close and proceed along to the end of the cul de sac where the property is the last bungalow on the right hand side.



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**\* PL19, PL20, EX20**