mansbridgebalment

TAVISTOCK OIEO £380,000

2 Hessary View

Tavistock PL19 0EZ

Well presented detached family home
on a popular residential cul-de-sac

Four Bedrooms - Master with Ensuite & Dressing Room

Living Room, Dining Room & Conservatory

South West Facing Rear Garden with Patio

Integral Garage and Ample Parking

Within Walking Distance of the Town Centre & Amenities

OIEO £380,000

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Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY

mansbridgebalment.co.uk

4 3 2

The Property Ombudsman

SITUATION AND DESCRIPTION

A well presented four bedroom two bathroom detached family home with integral garage and attractive south facing rear gardens, well situated in a popular residential cul-de-sac within walking distance of the town centre and all its amenities. Conveniently, there is a bus stop located just 50 meters from the property which provides an hourly bus service into Tavistock initially and then continues on to Morrisons and Whitchurch.

Enter the ground floor into the entrance hall which has a cloakroom off and integral door to the garage which is fitted with an electrically-operated door. There is a fitted kitchen with built-in appliances including oven and hob, washer dryer, fridge and freezer, open plan access into the dining room with French doors opening out on to the rear patio and garden. The living room benefits from a dado rail and living flame gas fire and the ground floor accommodation has been enhanced with the addition of the conservatory on the south west side which enjoys a lovely aspect over the garden.

On the first floor are four bedrooms, again improved from when built - so with the master bedroom benefiting from both an ensuite and a walk-in wardrobe/dressing area. There are two useful built-in cupboards off the landing, one of which houses a modern Worcester gas fired boiler and the accommodation is complete with a generous family bathroom with white suite.

Outside, the property benefits from tarmac driveway leading to the integral garage and an attractive low maintenance front garden with a colourful array of plants and shrubs which could be used as additional parking, if required. To the rear a completely enclosed south west facing garden which has a good sized patio providing an ideal space for outside dining, an expanse of lawn with mature colourful borders and a useful wooden garden shed to the rear.

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:

ENTRANCE HALL	
CLOAKROOM	
KITCHEN	13' 7" x 8' 9" (4.14m x 2.67m)
DINING ROOM	11' 5" x 8' 9" (3.48m x 2.67m)
LIVING ROOM	15' 1" x 11' 5" (4.6m x 3.48m)
CONSERVATORY	10' 9" x 8' (3.28m x 2.44m)

FIRST FLOOR:

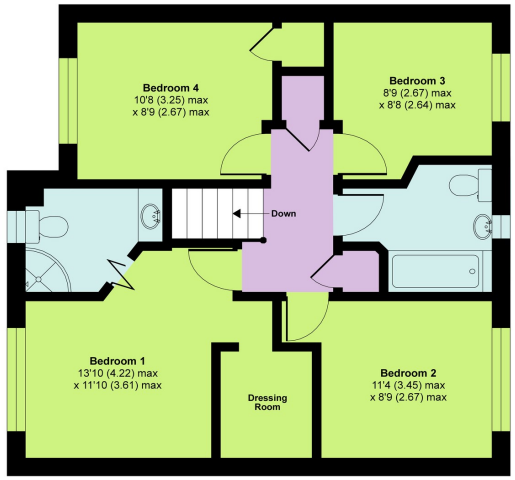
LANDING	
BEDROOM ONE	13' 10" maximum x 11' 10" maximum (4.22m x 3.61m)
ENSUITE SHOWER ROOM	
WALK-IN WARDROBE/DRESSING ROOM AREA	
BEDROOM TWO	11' 4" maximum x 8' 9" maximum (3.45m x 2.67m)
BEDROOM THREE	8' 9" maximum x 8' 8" maximum (2.67m x 2.64m)
BEDROOM FOUR	10' 8" maximum x 8' 9" maximum (3.25m x 2.67m)
BATHROOM	

INTEGRAL GARAGE 17' 2" x 8' 2" (5.23m x 2.49m)

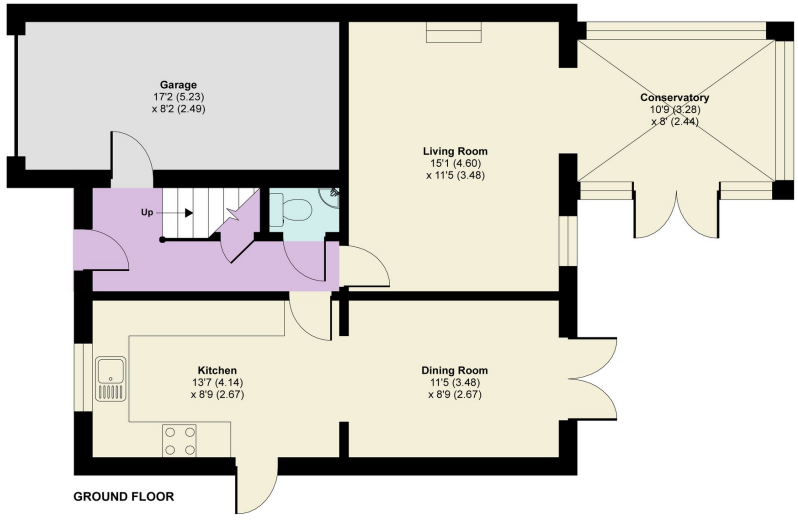
Hessary View, Tavistock, PL19

Approximate Area = 1328 sq ft / 123.3 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Mansbridge Balment. REF: 738942

SERVICES	Mains electricity, mains gas, mains water and mains drainage.
OUTGOINGS	We understand this property is in band 'E' for Council Tax purposes.
VIEWING	By appointment with MANSBRIDGE BALMENT on 01822 612345.
DIRECTIONS	Leave Tavistock's Bedford Square via Drake Road (between the Banks) and continue up the hill. Take the third turning on the left hand side into Glanville Road. Proceed along Glanville Road for approximately quarter of a mile before turning right into Courtlands Road. Proceed up the hill, taking the first turning on the left into Hessary View. The property will be found immediately on the right hand side, clearly identified by a Mansbridge Balment 'For Sale' board.

EPC RATING 63 Band D

T10908

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TAVISTOCK · YELVERTON · BERE PENINSULA
OKEHAMPTON · LONDON MAYFAIR

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** PL19, PL20, EX20*