



mansbridgebalment

TAVISTOCK

OIEO £330,000



# 14 ST DAVID'S ROAD

Tavistock PL19 9BT

*Established and well presented link detached family home  
in a desirable residential area close to open moorland, the Golf  
Club, local primary school and town centre*



Three Bedrooms

Spacious Kitchen/Breakfast/Family Room

24ft Dual Aspect Sitting/Dining Room

West Facing Rear Garden

Integral Garage & Parking

Panoramic Views

No Onward Chain

**OIEO £330,000**



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

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### SITUATION AND DESCRIPTION

Offered with no onward chain, a really well presented three bedroom link detached family home enjoying panoramic town and countryside views towards Kit Hill, well situated in one of Tavistock's most desirable residential areas within close proximity to open moorland, golf club and local primary school and walking distance of the town centre and all its amenities.

This property has been reconfigured to the rear creating a spacious kitchen/breakfast/family room which is the hub of this lovely family home and has been well maintained and updated over the years.

You enter into a welcoming hallway with useful understairs storage cupboard, off which is a modern refitted cloakroom. To the rear of the property is the modern kitchen/breakfast/family room fitted with a range of matching wall and base cabinets with fitted appliances including a stainless steel double oven and grill, hob and dishwasher. This room enjoys a westerly aspect over the garden and view beyond with breakfast bar, door to the integral garage and French doors leading out onto the rear garden. There is a spacious 24ft light and airy dual aspect sitting/dining room, again enjoying the super views and which has a fireplace with gas fire. Upstairs there are three bedrooms, two doubles both with built-in wardrobes, the master bedroom enjoys the fabulous westerly views towards Kit Hill and a further single bedroom enjoying an aspect to the front with Dartmoor views. The accommodation is concluded with a family bathroom fitted with a modern white suite including a shower bath.

Outside the property has a driveway providing off road parking, leading to the integral garage, with a low maintenance front garden which is mainly gravelled and bordered by hedging and well stocked flower beds. The rear garden enjoys a westerly aspect, and the views, and is completely enclosed by wooden fencing. Immediately to the rear is a paved patio running the full width of the property providing an ideal space for outside dining and enjoying the sunshine. Beyond the patio is an expanse of lawn with mature borders well stocked with a colourful array of plants and shrubs. The integral garage has power and lighting and is fitted with a metal up and over garage door with a utility area with space and plumbing for an automatic washing machine.

### 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**

13' 7" x 6' 1" (4.14m x 1.85m)

**CLOAKROOM**

7' 0" x 2' 7" (2.13m x 0.79m)

**KITCHEN/BREAKFAST/FAMILY ROOM**

17' 4" x 14' 5" (5.28m x 4.39m)

**SITTING/DINING ROOM**

24' 6" x 11' 6" (7.47m x 3.51m)

**FIRST FLOOR:**

**LANDING**

**BEDROOM ONE**

11' 5" x 10' 6" (3.48m x 3.2m) minimum excluding wardrobe

**BEDROOM TWO**

11' 6" x 11' 3" (3.51m x 3.43m) excluding wardrobe

**BEDROOM THREE**

8' 6" x 7' 4" (2.59m x 2.24m)

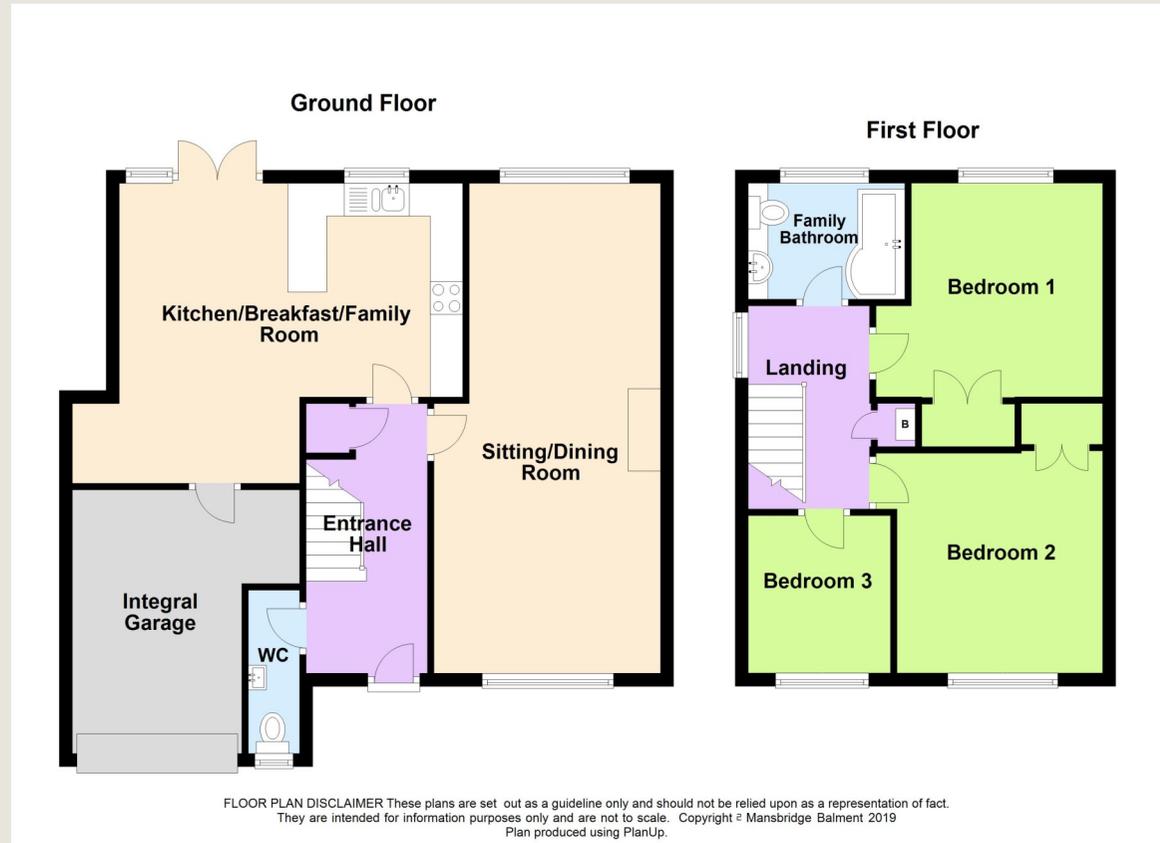
**FAMILY BATHROOM**

8' 3" x 5' 9" (2.51m x 1.75m)

**INTEGRAL GARAGE**

13' x 8' 1" (3.96m x 2.46m)





**SERVICES**

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

**OUTGOINGS**

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

**VIEWING**

By appointment with MANSBRIDGE BALMENT on 01822 612345.

**DIRECTIONS**

Leave Tavistock's Bedford Square and proceed over Abbey Bridge, turning right at the roundabout into Whitchurch Road. Take the second turning on the left into Down Road and proceed up the hill. Pass over the cattle grid and bear left towards the Golf Club. Follow the road around the Golf Club and immediately thereafter bear left and left again into Green Lane. Pass over the next cattle grid and take the first turning on the left into St. Davids Road. Follow the road around where the property will be found shortly on the right hand side.



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\* PL19, PL20, EX20