



SALISBURYS

ESTATE AGENTS



**1 Aspen Close, Bishopsmead,
Tavistock, PL19 9LN**

Guide Price £240,000 Freehold

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1 Aspen Close, Bishopsmead, Tavistock, PL19 9LN

A well presented three bedroom semi detached house with driveway, level front and rear gardens and detached garage situated in a sought after cul-de-sac in the popular Bishopsmead area of Tavistock. Conveniently situated within a mile of the bustling market town with many amenities including shops, schools, doctors surgeries, restaurants and cafes and the famous Pannier market and The Wharf cinema and live music venue. Swimming pools and riverside park. NO ONWARD CHAIN.

FRONT ENTRANCE AND HALLWAY

The property is approached via a landscaped front garden stocked with trees and shrubs with driveway to side providing off road parking for two/three cars leading to garage and rear garden. Pathway to Covered Front Entrance with pvcu obscure double glazed front door to hallway: with double radiator, stairs to first floor landing, ceiling light point and door to:

LIVING ROOM

13' 6" x 12' 4" (4.11m x 3.76m)

Pvcu double glazed window to front overlooking garden, low level cupboard, feature fireplace with electric fire. Door to under stairs storage cupboard housing, radiator, coved cornicing, ceiling light point and opening to:

DINING ROOM

10' 6" x 8' 2" (3.2m x 2.49m)

Pvcu double glazed window and double doors to rear garden, radiator, space for table and chairs, coved cornicing, ceiling light point and door to:

KITCHEN

10' 5" x 7' 2" (3.18m x 2.18m)

Matching range of floor and wall mounted beech effect units off set by complementary brushed chrome handles and incorporating black marble effect roll top work surfaces with inset stainless steel sink and drainer with chrome mixer tap, tiled splash backs, wall mounted gas central heating boiler system, space and plumbing for washing machine, space for fridge/freezer, stainless steel four ring gas hob with matching extractor fan above, electric oven with grill, integrated dishwasher, coved cornicing, ceiling lighting, Pvcu double glazed window to side. Pvcu double glazed window and door leading to rear garden and garage.

LANDING

Pvcu double glazed window to side. Hatch providing access to loft space, ceiling light. Coved cornicing and doors to all first floor rooms.





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BEDROOM ONE

15' 4" x 9' 1" (4.67m x 2.77m)

Pvcu double glazed window to front with radiator beneath, coved cornicing and ceiling light point.

BEDROOM TWO

9' 4" x 8' 11" (2.84m x 2.72m)

Pvcu double glazed window to rear with radiator beneath, fitted storage cupboard, coved cornicing, ceiling light point.

BEDROOM THREE

10' 4" x 6' 10" (3.15m x 2.08m)

Pvcu double glazed window to front with radiator beneath, fitted cupboard, coved cornicing, ceiling light point.

FAMILY BATHROOM

Matching contemporary style suite in white comprising low level W.C, pedestal wash handbasin with chrome mixer tap, panel enclosed bath with chrome mixer tap and shower attachment, half tiled walls with decorative border, wall mounted ladder style heated towel rail, extractor, Pvcu obscure double glazed window to rear, ceiling spot lighting.

OUTSIDE

Landscaped front and rear gardens stocked with trees and shrubs. Driveway to side providing ample off street parking with access to a detached garage. Outside water tap and security light. Access to gas and electric cupboard by front door.

DETACHED GARAGE

19' 0" x 9' 4" (5.79m x 2.84m)

Accessed via an up and over panelled door with power and lighting, double glazed window and door to side.

SERVICES

All mains services are connected.

COUNCIL TAX BAND

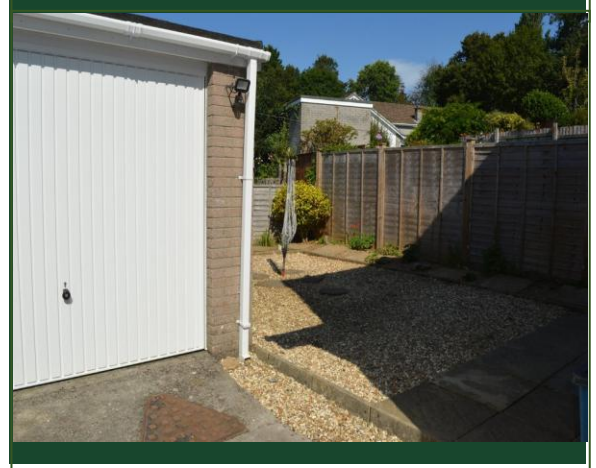
Currently Band 'C'.


DIRECTIONS

From Tavistock take the A386 Plymouth road south out of the town passing Tesco on the left and Lidl on the right. After approximately 500 yards turn left into Hawthorn Road follow the road round the left hand bend and take the 2nd right into Alder Road and the next right into Aspen Close where No 1 will be found up on your left.

VIEWINGS

By appointment through Salisburys:
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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A		89	
(81-91) B			
(69-80) C	72		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



IMPORTANT NOTICE: No appliances in the property have been tested at the time of taking our instruction. These details have been produced in good faith and are believed to be accurate but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars to this property are made without responsibility on the part of Salisburys or the Vendors or Lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact.