



34 Staple Tor Road, Tavistock, PL19 8FY

Guide Price £360,000



Situated on the popular new Bovis development 'The Tors', is this three bedroom semi detached home, which was completed in 2021, and still has 8 years left of its NHBC warranty. The property is in immaculate condition throughout and is ready to move straight in to, with the owners having completely landscaped the rear garden. You enter to a good size entrance hall with downstairs cloakroom, then through to the double aspect living room, which is bright and airy with a bay window overlooking the front. To the other side is an equally bright kitchen/diner with French doors on to the garden and a separate utility room with integrated washing machine. The kitchen comes equipped with Hotpoint integrated appliances and has plenty of storage, plus a useful breakfast bar. Upstairs the master bedroom has an ensuite shower room with dressing area, plus double aspect windows again, with views in the distance of Dartmoor. Bedroom two is a good size double with space for wardrobes, with bedroom three being a large single. The family bathroom has a modern white suite with shower over the bath.



Externally the gardens are a real feature, to the front there are two large lawned areas with decorative borders and a path to the front door. To the rear there is a sunny patio with steps up to an astro turfed lawn with a well stocked border. A gate at the rear leads to the parking space and garage under a nearby coach house.

Part double glazed entrance door to the side with canopy over gives access to:

ENTRANCE HALL

Spacious entrance hall with staircase to the first floor, radiator.

CLOAKROOM

White suite comprising low flush WC, pedestal wash hand basin, radiator, extractor fan.

SITTING ROOM

Double aspect room with double glazed sash bay window to front and further double glazed window to side, two radiators, understairs storage cupboard.

KITCHEN/DINER

Fitted with a range of base units and drawers under roll edge work surfaces, matching upstands, built in Hotpoint electric oven with separate stainless steel gas hob over and cooker hood, splashback, integrated fridge/freezer, dishwasher, inset one and a half bowl sink unit with mixer tap, cupboard housing gas central heating boiler, double glazed window to side and rear, radiator, double glazed French doors to the garden, door to:

UTILITY ROOM

Work surface along one wall with matching upstands, integrated washing machine, further freezer, matching wall cupboards, inset ceiling light, extractor fan.



FIRST FLOOR LANDING

Access to loft space, airing cupboard with shelving.

MASTER BEDROOM

Double aspect room with double glazed window to side and front, radiator, opening to:

DRESSING AREA

Inset ceiling light, radiator, door to:

EN SUITE

White suite comprising of double shower unit with mains shower, tiled walls and glazed screen and door, wash hand basin with mixer tap, low flush WC with concealed cistern, vanity shelf, extractor fan, ladder style radiator, shaver point.

BEDROOM TWO

Double glazed window to side, radiator.

BEDROOM THREE

Double glazed window to rear, radiator.

BATHROOM

Suite in white comprising panelled bath with mains shower and glazed screen, low flush WC with concealed cistern, wash hand basin with mixer tap, tiled vanity shelf, shaver point, double glazed window to side, tiling around bath, extractor fan.

EXTERNAL

To the rear there is an enclosed garden with paved patio and steps leading up to lawn with artificial grass and flower border, small decked area, outside tap, gate gives access to pedestrian walkway leading to rear parking area.

GARAGE

6.030m x 3.015m (19'9" x 9'11")

The garage is situated under a coach house with up and over door, there is one space in front of the garage.

The front and side of the property are laid to lawn with planted borders.

There is visitors parking to the front.



SERVICES

Mains gas, electric, water and drainage.

TENURE

Freehold

OUTGOINGS

We understand the property is in band 'C' for council tax purposes by internet enquiry with West Devon Borough Council.

VIEWING

Strictly by appointment with Kirby Estate Agents.

Important

Particulars:

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Kirby Estate Agents Limited in the particulars or by word of mouth or in writing ["information"] as being factually accurate about the property, its condition or its value. Neither Kirby Estate Agents Limited nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photos etc:

The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Regulations etc:

Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

Floorplans: Are for guidance only and must not be relied upon as a statement of fact.



PLEASE NOTE We may refer buyers and sellers through our panel of Conveyancers. It is your decision whether you choose to use their services. Should you decide to use their services you should know that we would receive a referral fee of £150 from them for recommending you. As we provide them with a regular supply of work you benefit from a competitive price.

We also refer buyers and sellers to our Financial Advisers. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive a average referral fee of £200 from them for recommending you. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding referral fee.

Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	85	
(69-80)	C		
(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	

Kirby Estate Agents

4 Market Road Tavistock PL19 0BW

Call: 01822612010

Web: www.kirbyestateagents.co.uk

Email: sales@kirbyestateagents.co.uk

Disclaimer Kirby Estate Agents endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.