





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.

OUTGOINGS

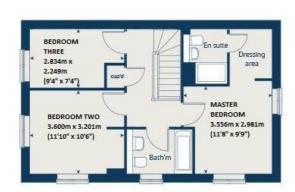
We understand the property is in band 'C' for council tax purposes by internet enquiry with West Devon Borough Council.

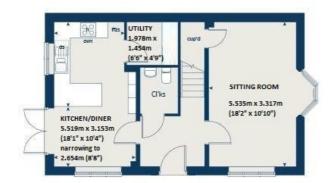
TENURE

Freehold

VIEWING

Strictly by appointment with Kirby Estate Agents.





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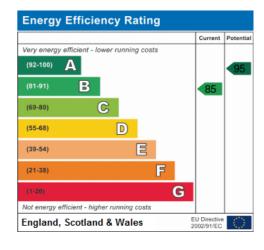
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