



mansbridgebalment

TAVISTOCK

£235,000

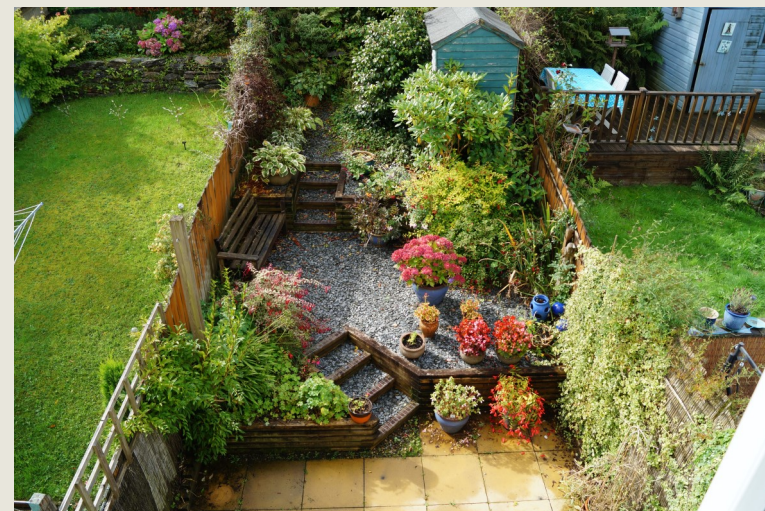


12 Meadow Brook, Tavistock, PL19 8BH

SITUATION AND DESCRIPTION

Located in a quiet cul-de-sac position, amongst a small number of other, similar modern properties on the western fringes of Tavistock town centre and within convenient walking distance of the amenities therein.

A modern mid terraced town house with surprisingly spacious accommodation arranged over three floors. The property has clearly been maintained to a high standard and is well presented throughout and benefits from PVCu double glazing and gas fired central heating via a Worcester boiler. There is private driveway parking in front of an integral garage. Landscaped, south facing rear garden.



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:

GROUND FLOOR

ENTRANCE DOOR

A flight of steps lead up to a half glazed entrance door with courtesy light above.

ENTRANCE HALL

Coved and textured ceiling; mat well; ample coat hanging and boot storage; stairs up to:

LANDING

Coved and textured ceiling; radiator; stairs off to first floor; doors to:

BEDROOM TWO

11' 2" x 9' 2" (3.4m x 2.79m)

Built-in understairs storage cupboard with hanging rail; coved and textured ceiling; radiator; window to front.

BEDROOM THREE

11' 1" x 7' 2" (3.38m x 2.18m)

Coved and textured ceiling; radiator; high level window to rear.

FAMILY BATHROOM

Fitted with a white suite comprising panelled bath with Mira Sport electric shower over; pedestal wash hand basin; low flush w.c; generous decorative ceramic wall tiling; radiator; coved and textured ceiling; extractor fan; opaque window to rear.





FIRST FLOOR

KITCHEN/DINING ROOM

13' 0" x 12' 0" (plus stairwell)" (3.96m x 3.66m)

Fully fitted with a modern range of wall and base units with light beech frontages and roll edged work surface over incorporating a stainless steel one and a half bowl single drainer sink unit with mixer tap over; decorative ceramic wall tiling; electric single oven; 4 ring gas hob with extractor canopy over; integral fridge; integral freezer; plumbing for dishwasher; wall mounted Worcester gas central heating boiler serving the central heating and hot water systems; ample space for dining table and chairs; coved and textured ceiling; window to front; stairs off to second floor; door to:

SITTING ROOM

13' 0" x 11' 0" (3.96m x 3.35m)

Coved and textured ceiling; radiator; sliding patio doors to outside and garden.

SECOND FLOOR

MASTER BEDROOM

11' 3" x 11' 2" (3.43m x 3.4m)

Fitted double wardrobes with hanging rails and shelving unit; coved and textured ceiling; access to roof space; radiator; window to rear overlooking the garden; door to:

EN-SUITE

A much larger than expected en-suite complete with a full sized panelled bath with mains Mira shower over; low flush w.c; vanity wash hand basin with storage cupboard under; generous decorative ceramic wall tiling; built-in linen cupboard with slatted shelving; two large eaves storage cupboards; radiator; extractor fan; Velux window.

OUTSIDE

To the front of the property, there is a private tarmacaded driveway providing vehicular parking and access to the:

INTEGRAL GARAGE

16' 0" x 8' 9" (4.88m x 2.67m)

Also with plumbing for automatic washing machine; space for tumble dryer; power and light supply; roller door.

The rear garden is a particularly attractive feature of the property and has been landscaped using interlocking wooden retaining walls to provide level tiers with a slate chipping cover for ease of maintenance edged with well stocked beds and borders, flowering plants, trees and shrubs which are designed to provide an array of seasonal cover. A paved terrace makes the most of the sunny, southerly aspect. Courtesy light. Outside cold water tap. Garden shed.

SERVICES

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

OUTGOINGS

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

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

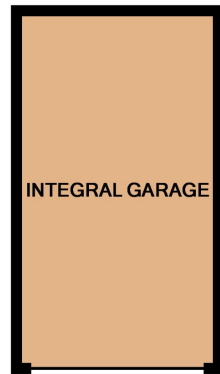
DIRECTIONS

Leave Tavistock's Bedford Square via Plymouth Road. Turn right at the Drakes Statue roundabout and proceed ahead to the mini roundabout. Turn left into Callington Road and proceed up the hill. After a short distance, turn right into Boughthayes and continue on into Meadow Brook. Follow the road around to the right and the property will be found on the left hand side clearly identified by a Mansbridge Balment for sale sign.

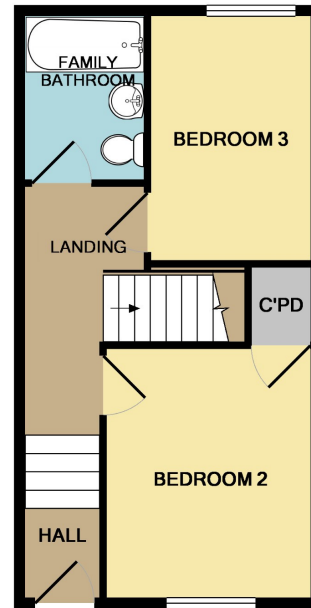


More homes sold in PL19 & PL20 in 2016 *

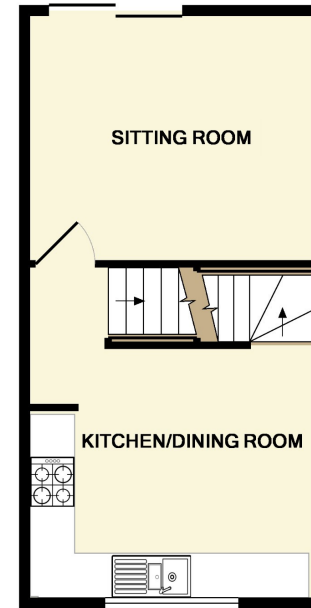
Than any other ESTATE AGENT



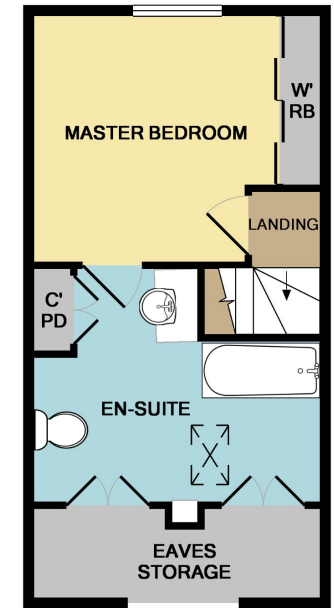
STREET LEVEL
APPROX. FLOOR
AREA 13.2 SQ.M.
(142 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 32.1 SQ.M.
(345 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 32.1 SQ.M.
(345 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 32.1 SQ.M.
(345 SQ.FT.)

TOTAL APPROX. FLOOR AREA 109.4 SQ.M. (1178 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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EPC RATING 70 Band C

T10400

BEDFORD COURT · PLYMOUTH ROAD · TAVISTOCK · PL19 8AY
Tel: 01822 612345
E: tavistock@mansbridgebalment.co.uk



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* Source Rightmove