

view property

Town • Country • Coast

Foggintor Grove

Tavistock

Guide Price £365,000

3 2 1 B

Foggintor Grove

Tavistock

Located quietly on the edge of The Tors residential development, this high quality home has been built by reputable Bovis Homes, with remaining NHBC warranty, to provide a three bedroom link detached house with superbly fitted kitchen, generous living room and cloakroom, together ensuite shower room. Good sized landscaped gardens with extensive patio, driveway parking and garage. Enjoying peaceful valley views.

As you enter this fresh, light and airy home, a welcoming entrance hall boasts deep understairs cupboard, large cloakroom with ample space for coats and storage. The living room enjoys valley views via full height windows. A high quality fitted kitchen boasts integrated appliances including fridge/freezer, electric oven and gas hob. Breakfast bar and ample dining space. Patio doors to rear. Wall mounted cupboard housing the mains gas fired combination boiler. Separate utility room with sink unit and space for washing machine, further door leading outside.

On the first floor landing is a deep built-in airing cupboard Doors lead to the master bedroom enjoying superb views via full height windows and a door into a well appointed ensuite shower room with corner cubicle, vanity basin and WC. There are two further good sized bedrooms and a family bathroom.

Outside, front garden area and driveway parking with access to the single garage with door to rear. The generous gardens have been landscaped and well planted with many mature shrubs, small trees and flowering plants attracting bees and all year round colour. An extensive patio is a great place to entertain and dine al fresco. There is outside lighting and tap, with gate to side providing space for recycling and bin storage.

In all, this beautiful home is immaculately presented and warrants a full inspection to be appreciated.

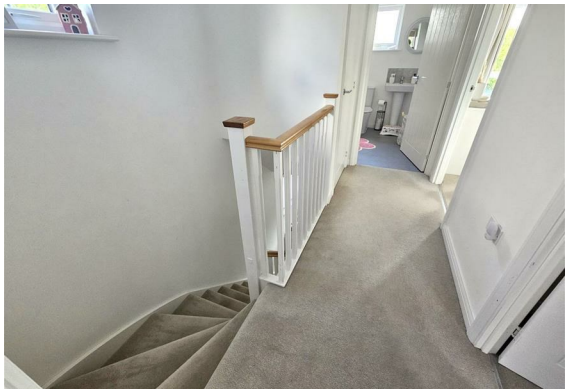
























Entrance Hall

Cloakroom
6'2" x 5'7" (1.90 x 1.71)

Lounge
14'2" x 11'1" (4.34 x 3.40)

Kitchen/Diner
18'1" x 10'2" (5.52 x 3.11)

Utility Room
6'2" x 5'10" (1.89 x 1.80)

First Floor Landing

Bedroom 1
13'5" x 10'9" (4.10 x 3.29)

Ensuite Shower Room
8'3" x 5'8" (2.53 x 1.73)

Bedroom 2
10'9" extending to 17'9" x 9'2" (3.30 extending to 5.43 x 2.80)

Bedroom 3
11'8" x 7'1" (3.57 x 2.16)

Bathroom
7'1" x 6'11" (2.16 x 2.11)

Garage
19'4" x 9'9" (5.91 x 2.99)

Services
Mains water, electricity, drainage and gas.

Local Authority
West Devon Borough Council - Band D

EPC
B84

Tenure
Freehold. There is an annual management charge of £272.27

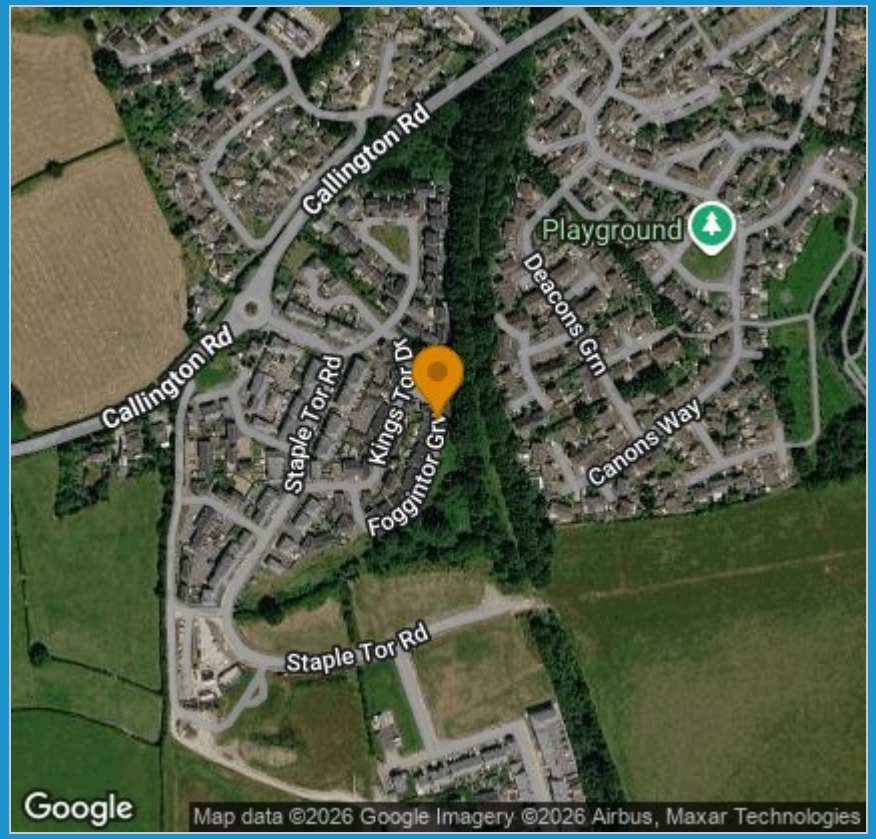
Situation
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

Directions
From Tavistock, take the A390 Callington road up past the church and at the roundabout take the first exit left into The Tors. Take the first left then turn right into Foggintor Grove and continue around the bottom road, where the house can be found on your right hand side.

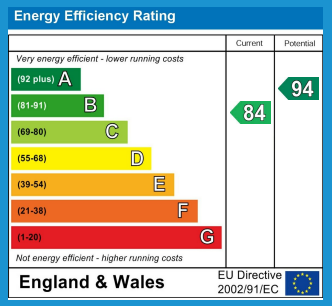
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

3a Brook Street, Tavistock, Devon, PL19 0HD
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk