

view property

Town • Country • Coast

Montgomery Drive

Tavistock

Guide Price £310,000

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Montgomery Drive

Tavistock

NO ONWARD CHAIN! Immaculately presented and beautifully cared for by the current vendor, who has recently updated the kitchen, new boiler, new carpets and redecorated throughout, offering four generous double bedrooms, flexible layout over three floors providing versatility for either a large family or those looking to work from home. Delightful front and enclosed rear gardens, driveway for two cars and a garage.

The property is ready to move into, with all contents available by separate negotiation if required. The entrance hall has a downstairs cloakroom and door into the modern recently fitted kitchen with wall and base units, space for white goods, electric cooker, gas hob and canopy extractor over. A large lounge/dining room offers ample space for sofas and dining table, with French doors to the rear garden. A deep understairs cupboard provides storage.

Stairs to the first floor landing, with airing/linen cupboard, leads to two double bedrooms, the principal bedroom boasts an ensuite shower room and pleasant views. The other bedroom is currently used as a study. A family bathroom with bath and shower over, basin and WC. On the second floor, the landing leads to two further double bedrooms, one enjoying superb views of Dartmoor.

Outside, a shared path takes you to the end of the terrace, to the front private enclosed garden, with raised flower beds, gravelled seating and barbecue area, bin store and patio. The driveway to the rear is approached underneath a neighbouring coach house and provides tandem parking for two vehicles, giving access to the garage. A timber gate adjoining the drive leads into the rear enclosed garden with patio and hedge/fence boundaries.

























Entrance Hall

Cloakroom

Kitchen
7'3" x 10'6" (2.23 x 3.22)

Lounge/Dining Room
14'2" x 15'7" (4.33 x 4.75)

First Floor Landing

Bedroom 1
14'0" x 10'6" (4.28 x 3.21)

Ensuite

Bedroom 2
14'1" x 9'1" (4.31 x 2.77)

Bedroom 3
13'10" x 10'4" (4.23 x 3.15)

Bedroom 4
7'3" x 9'5" (2.21 x 2.88)

Bathroom

Adjoining Garage
7'5" x 17'3" (2.28 x 5.26)

Tenure
Freehold

Services
Mains gas, electricity, drainage and metered water.

Local Authority
West Devon Borough Council - Band D

EPC
C/77

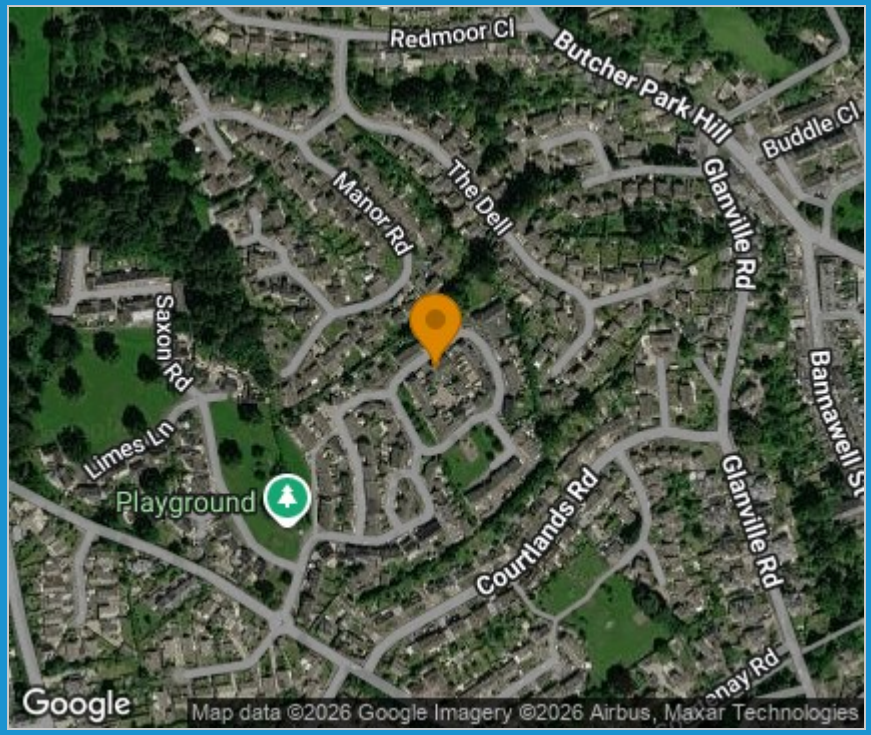
Situation
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both 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 Town Centre, proceed up Drake Road and follow the road up and after a short distance, turn left into Glanville Road. Follow the road round and down to the right and take a right turn into Old Launceston Road. Proceed up the hill and at the mini roundabout turn right into Montgomery Drive. Take the 3rd left and the property will be found on the right hand side.

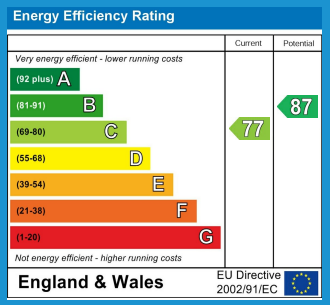
Floor Plan



Area Map



Energy Efficiency Graph



AML CHECKS

To comply with Anti-Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed.

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.

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