



mansbridgebalment

TAVISTOCK

Guide £249,950



29 BANNAWELL STREET

Tavistock PL19 0DJ

*Deceptively spacious period end of terrace home
in sought after mature road close to the town*

Beautifully Presented Character Accommodation

Three Bedrooms & Loft Room

14ft Refitted Kitchen/Dining Room

Stylish Sitting Room with Feature Fireplace

"Sun Trap" Courtyard Garden

No Onward Chain



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**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**

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SITUATION AND DESCRIPTION

Offered with no onward chain, a beautifully presented and deceptively spacious three bedroom older style end of terrace home which retains many character and interesting features conveniently situated in a sought after mature residential road within close walking distance of the town centre and all its amenities.

This lovely home has been much improved and updated by its current owners, including the creation of a new cloakroom on the ground floor and refitted kitchen/dining room and also benefits from a useful loft room which has the potential to be enlarged, if required. Its accommodation briefly comprises: entrance vestibule, entrance hallway, cloakroom, refitted kitchen/dining room, utility room, 16' sitting room, landing, three bedrooms, good sized family bathroom; loft room and walk-in loft storage. The property also benefits from a small front garden and westerly facing courtyard garden to the rear. The property also benefits from gas fired central heating and PVCu double glazing throughout.

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:

Obscure PVCu double glazed front door with matching PVCu double glazed panel above leads into:

ENTRANCE VESTIBULE

Coat hooks; dado rail; multi-paned wooden door leads into:

ENTRANCE HALL

Dado rail; ornate archway; balustrade staircase rises to first floor with understairs storage recess with coat hooks and shelving; double radiator.

KITCHEN/DINING ROOM

14' x 11' 10" (4.27m x 3.61m)

Recently fitted with a modern range of matching wall and base cabinets with soft close feature and concealed lighting; contrasting roll top worksurface with tiled splashbacks; inset one and a half bowl ceramic sink unit with mixer tap and drainer; built-in Stoves cooker with double oven and four ring gas hob with stainless steel extractor hood over; built-in fridge; feature fireplace with Victorian-style cast iron and tiled fireplace with oak mantel and surround housing a living flame gas fire; built-in bookshelving and storage cupboards to one recess and built-in cupboard to other fireplace recess housing a wall hung Worcester gas fired boiler; dado rail; oak flooring; PVCu double glazed French doors to rear providing access to courtyard garden; old school-style radiator.





UTILITY ROOM

12' 3" x 6' 8" (3.73m x 2.03m)

Fitted with a modern range of wall and base cabinets matching those of the kitchen with soft close feature and contrasting roll top worksurfaces with tiled splashbacks; full height larder cupboard; space and plumbing for automatic washing machine, tumble dryer and dishwasher; space for upright fridge/freezer; exposed beams; spotlighting; wooden flooring; PVCu double glazed window to side overlooking courtyard; double radiator; door into:

CLOAKROOM

Fitted with a modern white suite comprising low level WC, wall hung wash handbasin with tiled splashbacks; exposed beams; extractor fan; wooden flooring; obscure PVCu double glazed window to side.

SITTING ROOM

16' 4" x 11' 8" (4.98m x 3.56m)

Stylish sitting room with feature Victorian-style cast iron and tiled fireplace with wooden mantel and surround and tiled hearth housing a living flame gas fire; built-in bookshelving and storage cupboards to both recesses; ornate ceiling cornicing and rose; dado rail; television point; telephone point; PVCu double glazed window to front with shelving beneath; double radiator.



FIRST FLOOR:

LANDING

15' 1" x 6' 2" (4.6m x 1.88m)

Spacious landing with dado rail; wooden staircase rises to loft room; doors to all first floor rooms; obscure window to rear; double radiator.

BEDROOM ONE

13' x 12' 5" (3.96m x 3.78m)

Built-in wardrobes running the full length of the room with ample hanging and storage; dado rail; PVCu double glazed window to front; double radiator.

BEDROOM TWO

13' 11" x 11' 9" (4.24m x 3.58m)

Two built-in double wardrobes with hanging and shelves with storage cupboard above; built-in airing cupboard with shelving housing a lagged water cylinder with immersion and storage cupboard above; dado rail; spotlighting; PVCu double glazed window to rear; double radiator.

BEDROOM THREE

9' 9" x 7' (2.97m x 2.13m)

Dado rail; PVCu double glazed window to front; double radiator.

FAMILY BATHROOM

12' 4" x 7' (3.76m x 2.13m)

Good sized bathroom, part-tiled and fitted with a four piece white suite comprising bath with telephone-style shower mixer taps, corner shower cubicle housing an Aqua Lisa shower, low level WC, pedestal wash handbasin with tiled splashbacks; shaver point; access to loft space; built-in vanity cabinet with multiple shelving and drawers; recessed spotlighting; obscure PVCu double glazed window to side; heated towel rail.





SECOND FLOOR:

LOFT ROOM

20' x 9' 7" (6.1m x 2.92m)

With some restricted head height. Exposed beams and A-frame; two double glazed Velux windows to rear; double radiator; double wooden doors into:

WALK-IN LOFT STORAGE

20' 1" x 9' 10" (6.12m x 3m)

With exposed stone walls and lighting and offers potential to increase the size of the formal loft room, if required.

OUTSIDE:

To the front, a wrought iron pedestrian gate opens to a footpath leading to the main front entrance. The front garden is bordered to the front by stone walling and is laid to a large flowerbed with a colourful array of plants and shrubs, including a trellis of wild sweetpeas.

To the rear is a westerly facing courtyard garden (measuring approximately 15' x 10') creating a real sun trap for the afternoon and evening sunshine. The courtyard garden has outside water, double electric outside plug and a trellis with climbing roses.



SERVICES

Mains electricity, mains gas, 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

From Tavistock's Bedford Square, proceed along West Street taking the third turning on the right into King Street. Continue along King Street, passing under the viaduct into Bannawell Street. Towards the top of Bannawell Street, the property will be found on the left hand side.



Total area: approx. 142.9 sq. metres (1538.1 sq. feet)

FLOOR PLAN DISCLAIMER These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright © Mansbridge Balment 2019
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