



The Swallows



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61 Redmoor Close, Tavistock, Devon, PL19 0ER

Town Centre 0.75 miles • Whitchurch Down 1.75 miles •
Plymouth City Centre 15.5 miles • Exeter 40.5 miles

A beautifully finished and extremely versatile home on the edge of the Tavistock, enjoying panoramic southerly views, complete with front and rear gardens, driveway and sizeable integral garage.

- South-facing Detached House
- 5 Bedrooms, 4 Bathrooms
- Bright and Well-proportioned
- Recently Improved
- High-quality Finish Throughout
- Front and Rear Gardens
- Drive and Large Integral Garage
- Far-reaching Views
- Freehold
- Council Tax Band: D

Guide Price £595,000

SITUATION

This superb house occupies an elevated position on the edge of the town, benefiting from a surprising level of privacy and enjoying breathtaking southerly views and an open aspect to the rear. The town centre can be accessed within less than a mile, with Dartmoor National Park, at Whitchurch Down, a mile further on.

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmer's markets are held. Plymouth is 12 miles to the south and Exeter lies 42 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DESCRIPTION

We are delighted to present to the market this beautifully finished and immaculately maintained home, which offers some exceptionally bright and versatile accommodation providing up to five bedrooms and four bathrooms in all.



Our clients have undertaken a range of improvements during their ownership, including a new high-quality kitchen, a new bathroom and en-suite, new carpets and Karndean flooring, new external windows and doors, full decoration and improvements to the central heating pipework.

Consequently, this is a house of considerable comfort and flexibility which is presented to the highest standard and offers considerable peace-of-mind to any purchaser.

ACCOMMODATION

The house is finished in beautiful condition and flooded with natural light. The versatile accommodation is comprised as follows: an entrance porch; a central hallway with access to an understairs cloak cupboard; a front-facing sitting room with an electric fireplace and a large picture window taking advantage of the views; a beautifully appointed kitchen and dining room extension with patio doors to the garden; a separate utility room; a ground floor WC, a snug sitting room which could serve as a study or bedroom, with triple fitted wardrobes; a tastefully finished adjacent bathroom; two further ground floor bedrooms with potential for other uses; two first floor en-suite double bedrooms; a dressing room/cot room/study; and; a standalone first-floor shower room.

Of particular note, the kitchen is equipped with a superb range of units with Corian worktops incorporating a sink with Quooker tap and a pantry cupboard with carousel drawers. Integrated AEG appliances including a multi-function induction hob, oven and matching extractor hood, and dishwasher. The wonderfully sized and impressive master bedroom suite enjoys fantastic panoramic views over the town towards Dartmoor, has triple fitted wardrobes, and a large en-suite shower room with a picture window enjoying the fabulous open rear aspect.

OUTSIDE

To the front of the house is a driveway leading to the large integral garage which has a remote-controlled roller-shutter door, power, lighting and pitched overhead storage. Flanking the drive is a lawn garden. Outside of the dining room is a level paved terrace, ideal for entertaining or outdoor dining, with steps leading up to a raised lawn enclosed by at the rear a traditional Devon bank and featuring a timber summer house. The garden offers a delightful mix of peace and shelter with the added advantage of an open aspect at the rear overlooking neighbouring pasture fields. There is one Tree Preservation Order in the garden.

SERVICES

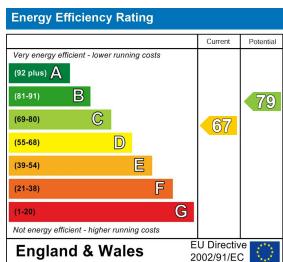
Mains water, electricity, gas and drainage. Gas central heating throughout. Ultrafast broadband is available, and mobile voice/data services are available from all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendors' sole agents, Stags. The What3words reference is ///spun.circle.sits.



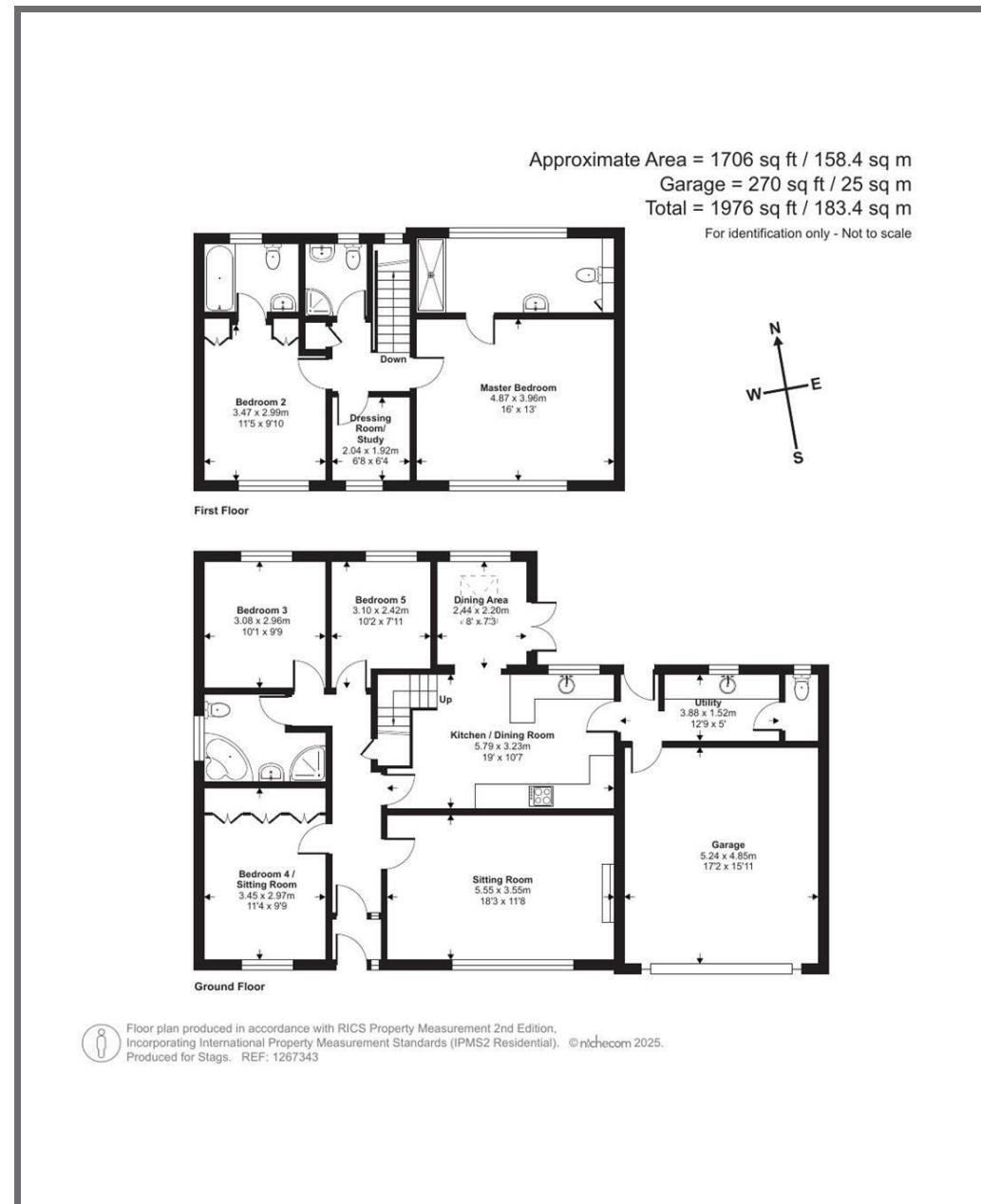
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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