



7, Crebor Road



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Tavistock, Devon PL19 0FH

Town Centre 0.75 miles • Dartmoor National Park (Whitchurch Down 1.9 miles) • Plymouth 16 miles • Exeter 40.5 miles

For sale with no onward chain, an immaculately presented and highly energy efficient, modern family home, complete with an enclosed, corner-plot garden, sizeable drive and double garage.

- Executive 4-bedroom Home
- Bright and Well-proportioned
- High Energy Efficiency
- Sitting Room and Study
- Kitchen/Diner and Utility
- Double Garage, Large Drive
- Corner-plot Garden
- No Onward Chain
- Freehold
- Council Tax Band: E

Guide Price £575,000

SITUATION

This superb, detached modern home is located on the northern fringes of Tavistock, within the Embden Grange development. The development provides open, green space, as well as a children's play area, and affords its residents a peaceful and picturesque setting. Tavistock town centre is 0.75 miles away. For active families, open moorland is accessible at Whitchurch Down less than 2 miles across the town.

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. Plymouth, 15 miles to the south, provides extensive amenities, while Exeter, 40 miles to the northeast, offers rail and motorway connections to London and the wider UK, as well as an international airport.

DESCRIPTION

Completed in 2019 by David Wilson Homes, this well-proportioned, chain-free modern house - one of the slightly larger, "Layten" designs - offers versatile 4-bedroom accommodation of almost 1,600 sq.ft, which is presented in genuinely immaculate condition, having been exceptionally well-maintained by our client since their purchase.



The accommodation is extremely bright and well-suited to modern family life, benefitting from sociable reception rooms and an open-plan kitchen/dining room, plus excellent energy efficiency and a B-rated EPC. Versatility is another of the property's key strengths, providing a study/home office - or potentially a fifth bedroom - within the living accommodation. The house is complemented externally by an enclosed, landscaped rear garden, detached double garage and ample off-road parking.

ACCOMMODATION

The property is accessed on the ground floor into an open reception hallway, where there is a useful coats and boots cupboard. The accommodation can then be summarised as follows: a bright, triple-aspect sitting room filled with natural light and with patio doors opening into the garden; a socially-oriented, dual-aspect kitchen/dining room, which also features patio doors to the garden, making the house very well-suited to entertaining or dining al fresco; a separate utility room with further access to the garden; a dedicated study/home office, which could also be utilised as a snug/TV room, play room, games or hobbies room, or even a fifth bedroom, and; a cloakroom, all with fitted blinds. The kitchen is equipped with an excellent range of contemporary cupboards and cabinets with rolltop worktops, incorporating a Franke 1.5-bowl sink and drainer. Integrated appliances include an AEG 5-ring gas hob with extractor hood over and a separate AEG eye-level double oven, an Electrolux dishwasher and a built-in upright fridge-freezer in addition to a Electrolux built-in washing machine located in the utility.

At first floor level are the four bedrooms, all with fitted blinds, including the very well-proportioned, dual-aspect master bedroom, complete with a full-height, fitted triple wardrobe and served by an en-suite shower room. The family bathroom is finished with a tasteful, contemporary 4-piece suite.

OUTSIDE

To the front of the house is a lawned area with a central paved pathway to the front door, flanked on both sides with established colourful shrubbery. To the rear of the house is an enclosed lawn garden with a paved patio outside the sitting room and kitchen/dining room, and there is direct gated access to the property's driveway and detached double garage, which has twin up-and-over doors, power and lighting.

SERVICES

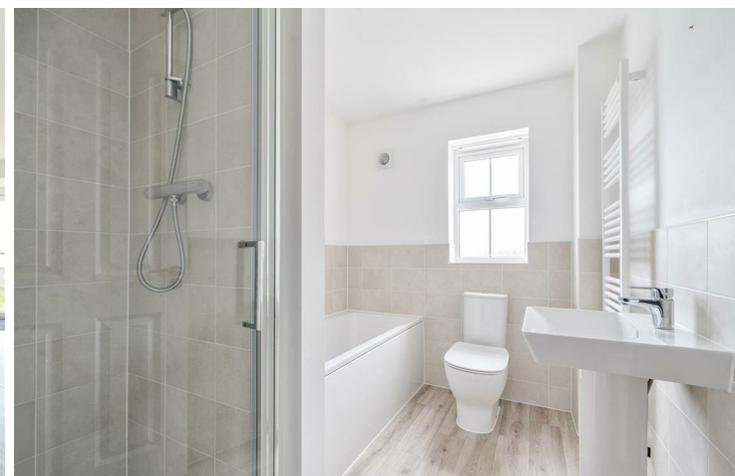
Mains electricity, gas, water and drainage are connected. Gas central heating. Ultrafast broadband is available. Variable mobile voice/data services are available with all four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested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

AGENT'S NOTE

1. We understand that a maintenance charge is payable on a six-monthly basis to Remus Management, who look after the communal areas of the development.
2. We understand that in 2019, the property was sold with a full, 10-year NHBC warranty. The remainder will be transferred upon sale.

VIEWINGS AND DIRECTIONS

The what3words reference is [///dent.stow.pound](https://www.what3words.com/?w3w=///dent.stow.pound). Viewings are strictly by appointment with the agents.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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