



Town • Country • Coast



Montgomery Drive

Tavistock

Price Guide £430,000



4



2



1



C

# Montgomery Drive

## Tavistock

Located on the fringe of Tavistock is this beautiful double fronted four bedroom detached family home with attached garage. The property offers stunning and spacious living accommodation, on street parking as well as the garage and is situated near the local amenities.

You enter the property into a spacious hallway. The living room is to the left hand side and is both front and rear aspect, benefiting from plenty of natural light. There is also a modern feature fireplace built into the chimney breast. The Kitchen/diner sits to the right hand side of the entrance hallway, again benefitting from front and rear access and offers ample space for entertaining with French doors opening out onto the patio, perfect for al fresco dining.

On the first floor are four sizeable bedrooms. The fourth bedroom is a good sized single bedroom and would work perfectly as a home office. Adjacent to the fourth bedroom is the master bedroom, a generous double with built in storage. There is also a tastefully decorated ensuite with more ever useful built in storage, shower, toilet and hand basin. The family bathroom is rear aspect and benefits from a three piece suite with shower over bath. The second bedroom is well proportioned double bedroom and offers space for built in storage to be added or a desk area. The third bedroom is good size double bedroom and is front aspect. All of the bedrooms are bright and airy and freshly decorated throughout.

The garden is south westerly facing and enjoys the sun in the afternoons and evenings. There is a laid to lawn area as well as a large patio offering a great space for outside entertaining. There is also a personnel door offering access to the attached garage at the rear of the property. Viewings are encouraged to fully appreciate this property.





**Living Room**

21'6" x 10'3" (6.57 x 3.14)

**Dining/Kitchen**

21'6" x 8'10" (narrowing to 7'2") (6.57 x 2.71 (narrowing to 2.19) )

**Downstairs W/C**

5'2" x 3'3" (1.59 x 1.00)

**Bedroom 1**

12'2" x 10'5" (3.73 x 3.19)

**En-Suite**

6'9" x 3'6" (2.08 x 1.07)

**Bedroom 2**

10'11" x 8'8" (narrowing to 5'1") (3.35 x 2.65 (narrowing to 1.57))

**Bedroom 3**

9'3" x 7'11" (2.84 x 2.43)

**Bedroom 4**

9'0" x 7'1" (2.76 x 2.18)

**Bathroom**

5'6" x 7'6" (1.70 x 2.29)

**Garage**

18'7" x 8'10" (5.68 x 2.71)

**EPC**

74/C

**Tenure**

Freehold

**Services**

Mains water, gas, electricity, drainage.

**Council Tax Band**

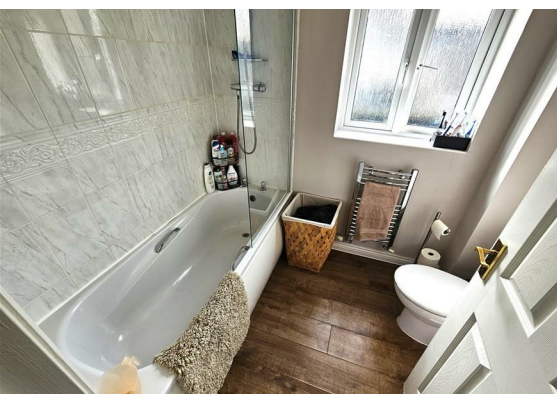
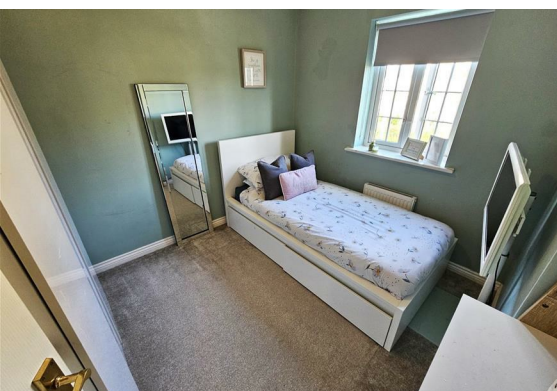
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**Situation**

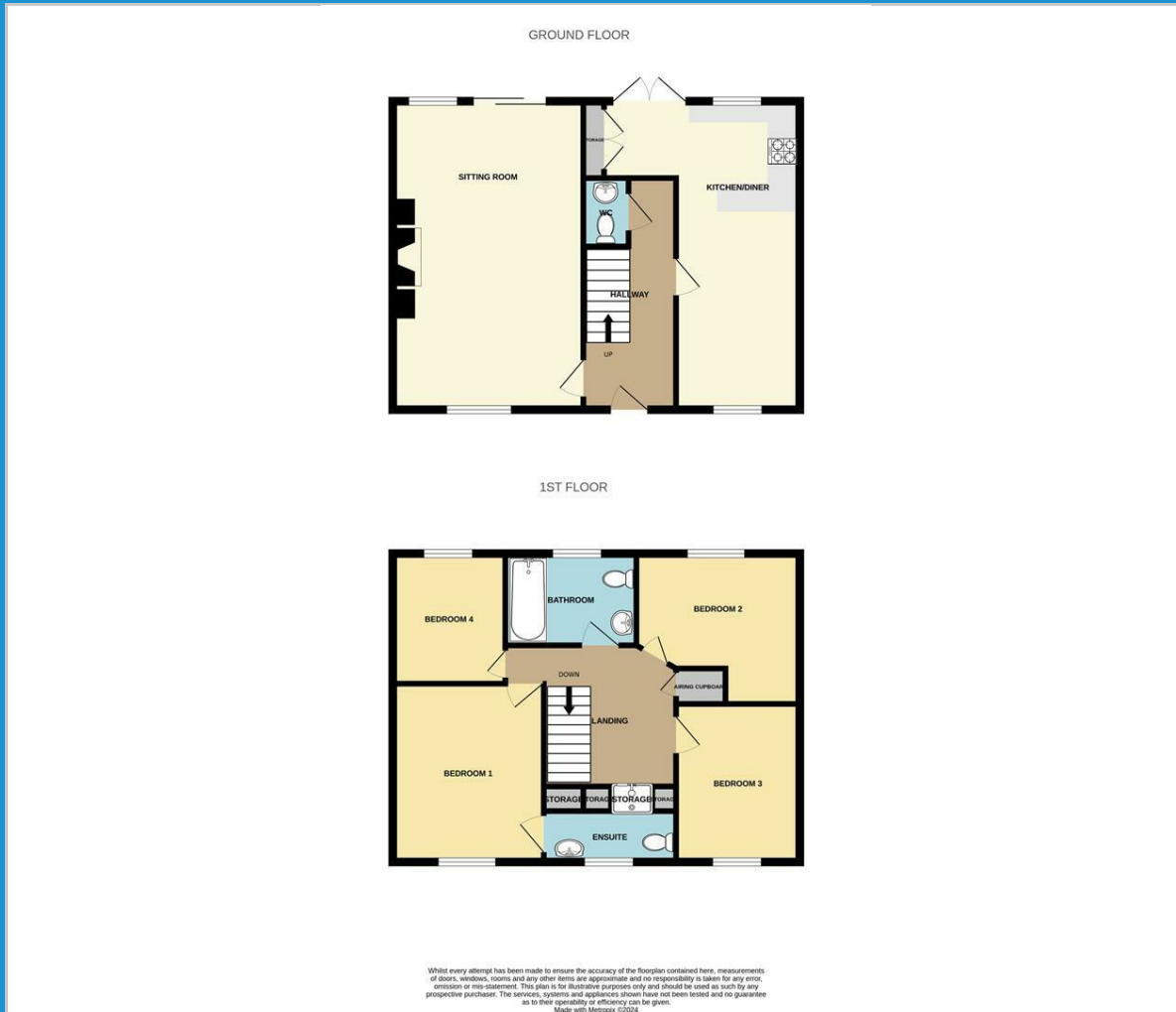
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the 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.

**Directions**

Leaving Tavistock's Bedford Square via Drake Road (between the banks) continue up the hill taking the third turning on the left into Butcher Park Hill and Glanville Road. Take the second right into Courtlands Road and proceed to the 'T' junction. Turn right and then right again at the mini roundabout into Montgomery Drive. The property is located on the left hand side just past the first right hand turning.



## Floor Plan



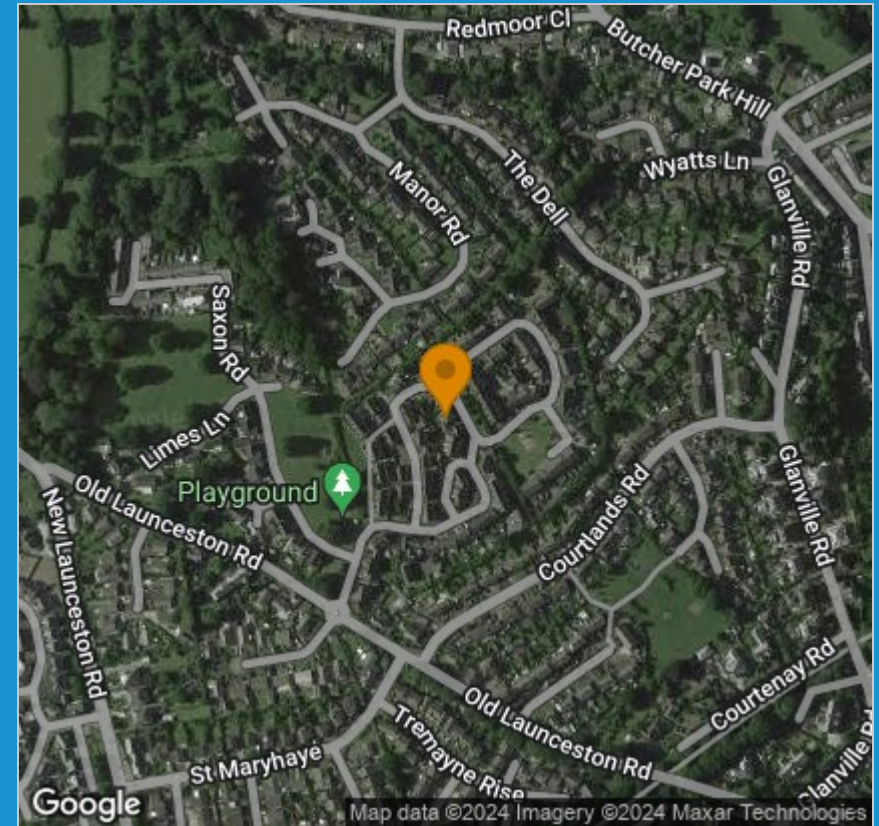
## Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

