



Bond
Oxborough
Phillips

Changing Lifestyles

16 Bramble Avenue,
Tavistock,
PL19 8FT



Offers Over - £375,000



Changing Lifestyles

01822 600700

16 Bramble Avenue, Tavistock, PL19 8FT



- Beautifully presented three-storey family home
- Spacious and versatile accommodation throughout
- Modern kitchen/dining room ideal for entertaining
- Bright and spacious living room
- Three generous double bedrooms
- Three bathrooms across the property
- Landscaped rear garden with tranquil seating area and pond
- Large driveway and garage providing ample parking
- Home office pod with electric, phone line and heating
- Quiet location on the outskirts of Tavistock town centre
- Council Tax - C
- EPC - B



Welcome to this beautifully presented three-storey family home, ideally situated on the outskirts of Tavistock town centre within the highly sought-after development of Broadleigh Park. Offering spacious and versatile accommodation throughout, this wonderful property combines modern living with a peaceful and secluded setting.

Upon entering the property, you are welcomed into a stunning modern kitchen/dining room, thoughtfully designed to provide the perfect space for both everyday living and entertaining. The ground floor also benefits from a convenient bathroom, adding further practicality to the home.

The first floor boasts a bright and spacious living room, filled with natural light and ideal for relaxing or hosting family and friends. Also located on this floor is the generous master bedroom, complete with a modern en-suite and overlooking the rear garden.

The second floor offers two further well-proportioned double bedrooms, both beautifully presented and serviced by an additional family bathroom positioned between the rooms, creating an ideal layout for family living.

Externally, the property continues to impress with a large driveway and garage, providing ample parking and storage space. Adjacent to the garage is a useful home office pod, fully equipped with electric, phone line and heating. The landscaped rear garden has been exceptionally well maintained and thoughtfully designed to create a tranquil outdoor retreat. Featuring a charming pond and a secluded seating area to the side of the property, it offers the perfect setting for relaxing and enjoying the peaceful surroundings.

Set within a quiet and desirable estate, this fantastic home must be viewed to be fully appreciated. Early viewing is highly recommended to discover everything this superb property has to offer.

Service charge - £190 Per Year



Changing Lifestyles

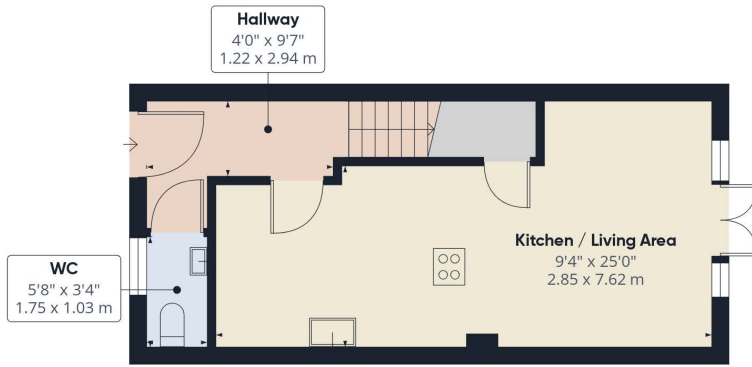
Tavistock is a thriving stannary market town in West Devon, nestled on the western edge of Dartmoor National Park. Tavistock is an ancient town, rich in history dating back to the 10th century and famed for being the birthplace of Sir Francis Drake. Largely the 19th-century town centre is focused around Bedford Square which is a short stroll from this property.

The town offers a superb range of shopping, boasting the famous Pannier Market and a wide range of local and national shops. Also there are public houses, cafes, restaurants, social clubs, riverside park, leisure centre, theatre, doctors surgery, dentists and Tavistock Hospital. There are excellent educational facilities including primary and secondary schools in the state and private sector. The town has superb recreation and sporting facilities including; Tennis club, bowls club, golf club, cricket clubs, football club and athletics track.

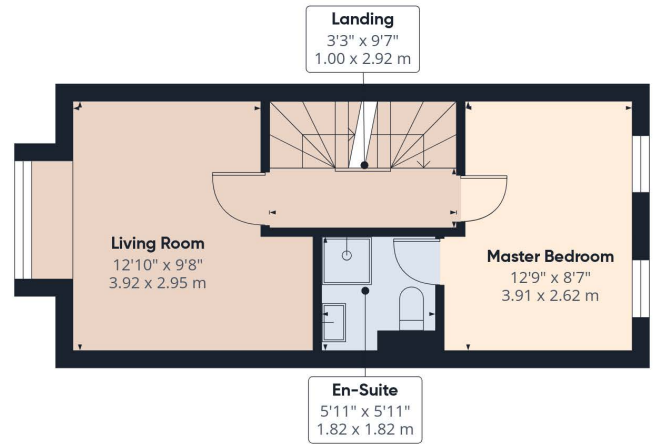
Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.



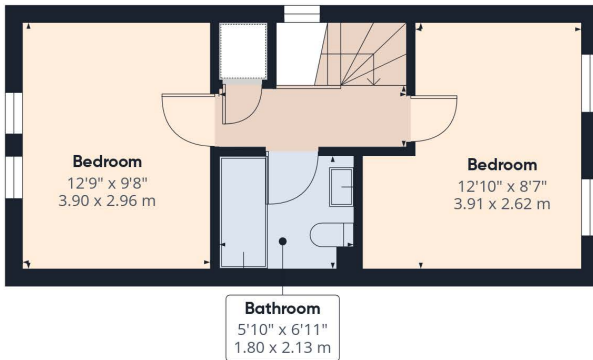
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.