



ABODE

THE PROPERTY AGENTS



Plot 12 The Burrows

Marj Tavy, Tavistock, Devon, PL19 9FF

Guide Price

£449,500

- Brand New Detached House
- 4 Bedrooms (Master En-suite)
- Open Plan Kitchen/Dining Room
- Study, Cloakroom & Utility Room
- Enclosed Level Rear Garden
- Adjacent Garage & Parking Space
- Popular Village Location
- Small Individual Development
- Freehold
- Anticipated EPC: B/83

Plot 12 Higman Close is a 4-bedroom detached house forming part of an exciting new development, "The Burrows" created by Harrington Homes Ltd. The property with its clean buttermilk rendered elevations and storm porch this property has a welcoming traditional feel from the outset.

This is the largest executive home within the development, designed to provide a mix of generous accommodation and practical open space. A superb example of a Harrington family home.

As you enter the property through the charming oak cottage styled door which opens into the central welcoming and warm entrance hall you are greeted by beautiful oak doors that lead to adjoining rooms; the WC, living room, study, open plan diner and kitchen, whilst the oak staircase encourages you to explore the sleeping arrangement spread over the first floor.

The ground floor offers a mix of reception rooms. The ample sized living room enjoys front to rear views and provides plenty of space for a range of seating, with stunning bi-fold doors that extend fully and open to the rear garden meaning you will be able to appreciate this wonderful inside/outside space with the whole family. The room is gently warmed by the underfloor heating, which is enjoyed throughout the entire ground floor of the property. The study provides a quiet space to work from home or for young people to perhaps study and complete homework. The open plan dining room is large and bright being suitably placed to allow easy access to the exquisite and practically designed kitchen, that features a stunning kitchen island. A range of cupboards and draws will be able to store away a whole host of pots and pans and fully integrated appliances, fitted as standard. The kitchen also benefits from a separate utility room complete with a useful sink and a rear door that leads to the enclosed garden.

The first floor has four well-proportioned bedrooms all leading off the central landing each featuring beautiful oak doors. The large elegant master bedroom offers a tranquil and restful space that is bright from the south facing window to the front and a window overlooking the rear garden below. The room features a modern ensuite shower room beautifully finished in ceramic tiles, with white towel rail, pedestal wash basin and WC. There are three further comfortable and bright bedrooms, each bedroom benefits from sophisticated aluminium radiators all individually thermostatically controlled. The family bathroom has an elegant matching three-piece suite, a deep bath and over bath power shower, with chrome fittings, white pedestal wash basin, WC and towel rail providing a calm space to relax after an active day.

Outside the property is accessed in front of the properties parking space, to the rear the garden features a full width level sandstone patio, with levelled turfed lawns and landscaping. The garden is a marvellous space it features a mix of timber fence and hedged boundary, it truly is the perfect place to entertain your family and friends during those warm and bright summer months being able to appreciate the outdoor space for the whole day.

Plot 12 has a designated parking space and practically positioned garage in a separate block to the side of the property which can be easily accessed through the garden gate. Vehicle access being gained through to the rear turning area. The garage comes complete with a light fitting and electricity supply.

Floorplan

Plot 12, The Burrows, Mary Tavy



Directions

From our office head out of Tavistock on the A386 towards Okehampton. Follow this road for approximately 3.5 miles and as you enter the village of Mary Tavy, "The Burrows" development will be seen on your right hand side opposite the Post Office.

In your Neighbourhood

Mary Tavy is a small village situated approximately 4 miles north of Tavistock on the edge of Dartmoor. Mary Tavy used to be the home of the world's largest copper mine (Wheal Friendship) as well as a number of lead and tin mines, and lies within Dartmoor National Park.

Tavistock is an ancient stannary town on the south-west edge of Dartmoor National Park about 15 miles north of the maritime city of Plymouth. This fine and flourishing town is the largest in West Devon and boasts fine architecture of local stone and a wide range of well regarded local and national shops. There is also a popular pannier market, riverside park, leisure centre, theatre and hospital. Tavistock is very well placed to explore the beautiful surrounding countryside, the wild Dartmoor scenery and the many nearby pretty villages of Devon and East Cornwall.



Zoopa

rightmove

onTheMarket.com



The Property Ombudsman SALES



t 01822 618833 e info@abodewestcountry.co.uk w abodewestcountry.co.uk
86/87 West Street, Tavistock, Devon, PL19 8AQ Open 7 days. Weekdays 8:30am - 8:30pm.



Abode wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as guide only; any floorplan or map is for illustrative purposes only. Abode, for themselves or the vendors or lessors of this property whose agents they are give notice that, the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Abode has any authority to make or give any representation of warranty in relation to this property.