

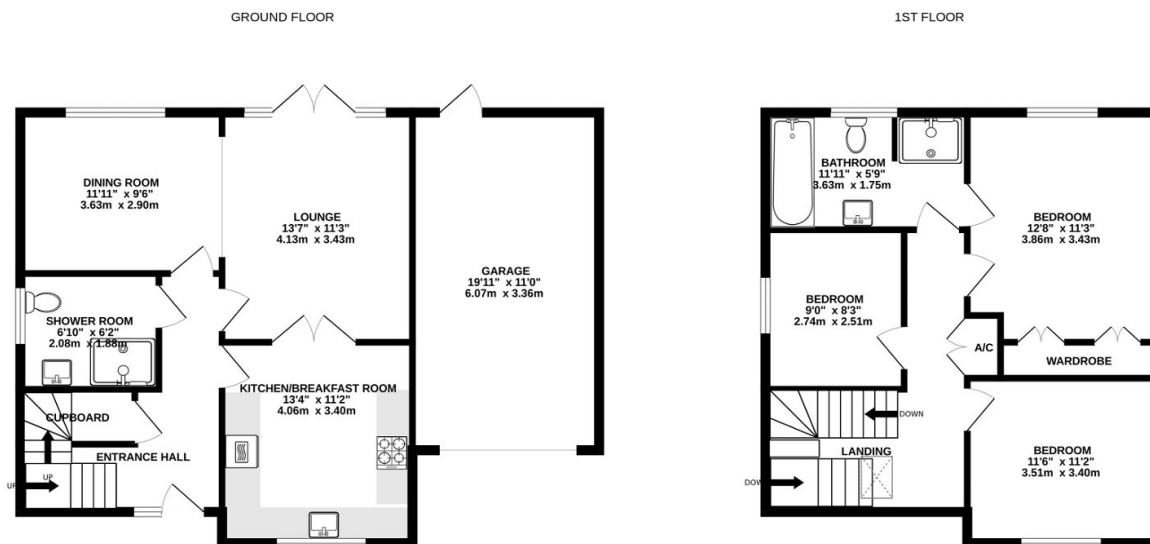
10 Trendle Gardens, Tavistock, Devon, PL19 0FF

Guide Price £395,000

3 2 2



- Three Bedroom Detached House
- Entrance Hall With Vaulted Ceiling
- Modern Kitchen/Breakfast Room
- Interconnecting Lounge and Dining Room
- Mourn Downstairs Shower Room
- Jack n Jill En-Suite Bathroom
- Landscaped Front and Rear Gardens With Gardener Included
- Driveway and Attached Garage
- Private Gated Development For The Over 55s
- Fantastic Retirement/Turn Key Property



TRENDELE GARDENS, TAVISTOCK, PL19 0FF

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A modern and stylish three bedroom detached house with driveway and attached garage situated on a private gated development exclusively for the over 55s perfect for those looking for a low maintenance and secure property close to Tavistock and Dartmoor National Park. Viewing Highly Recommended.

Situated off Parkwood Road just over a mile from Tavistock, Trendle Gardens is a gated community where one occupier is required to be at least 55 years old and consists of 13 detached houses set in beautifully maintained grounds which includes a serene garden area for the exclusive use of the residents with a wooden summer house perfect for relaxing away from the main property.

The development is accessed via electric wooden double gates with a secure entry system and there is visitors parking bays on the left as you drive in.

The home itself is modern and stylish with a well-stocked lawn to the front, which is regularly tended to by an in-house gardener, giving you more time to relax, venture into town and explore Dartmoor.

Upon entering the property, you are greeted by a bright and spacious entrance hall with an impressive vaulted ceiling with a skylight window fitted with a rain sensor and a remote control. The extra wide turning staircase has been designed to accommodate a stair lift and has already been pre-wired for this purpose. There is a useful understairs storage cupboard containing all the electrics including a control panel for the underfloor heating. The combination boiler system is housed in the airing cupboard on the landing.

The kitchen is a good size with enough space for a table and chairs and is fitted with tasteful light grey shaker-style units with ample worktop space and integrated kitchen appliances. The vendor is a keen home cook and has upgraded the original hob and oven with a Neff four-ring gas hob and a matching Neff double oven with microwave above.

The lounge and dining room are located next to each other with double-glazed windows and French doors which overlook and lead to a landscaped rear garden with a secluded wooded aspect

There is a modern downstairs shower room fitted with a contemporary style suite and there is the option of converting the dining room into a ground bedroom should the need arise.

On the first floor are two double and a good size single bedroom all with double-glazed windows with the master bedroom benefiting from fitted double wardrobe cupboards and door to a spacious 'Jack n Jill' style bathroom accessible from both the landing and the master bedroom, fitted in a matching contemporary style suite with a large walk-in shower and bath

The rear garden is pretty and secluded with a paved terrace seating area and small lawned sections stocked with plants and shrubs.

The attached garage is equipped with power and lighting and is accessed via an electric up-and-over panel door via a private driveway providing off-road parking for two vehicles.

Tenure: Freehold **Council Tax:** Currently Band 'E' **EPC rating:** B **Sat Nav:** PL19 0FF

Service/Maintenance Charge: £746 per quarter (£2,984 pa). Communal areas including summer house, cutting of the lawns including the rear garden, cleaning of the windows and gutters, and the maintenance of the electric gates.

