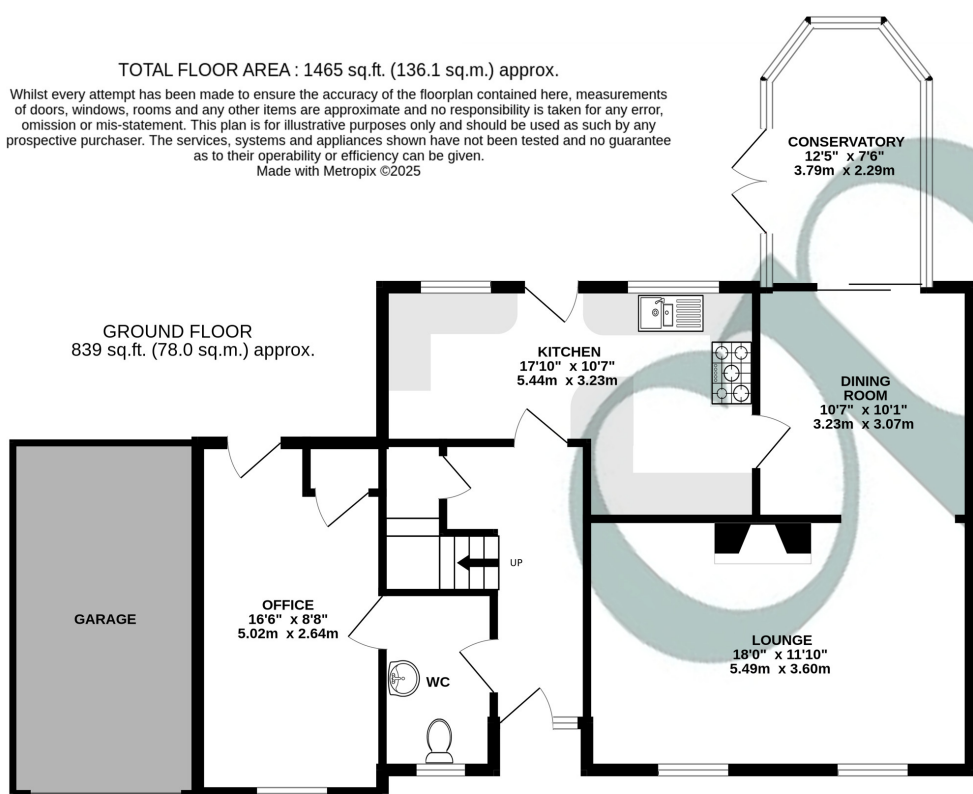




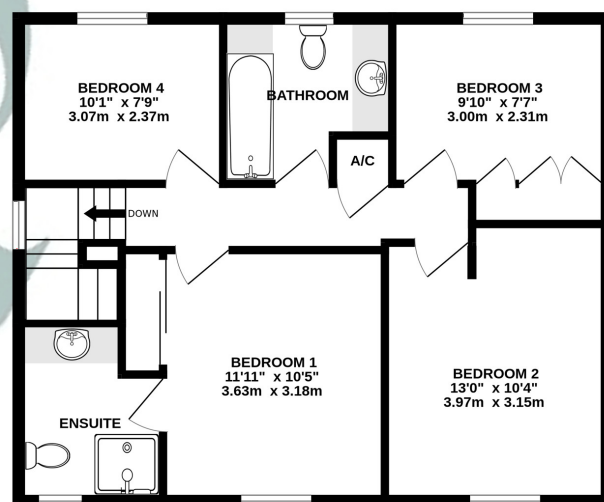
TOTAL FLOOR AREA : 1465 sq.ft. (136.1 sq.m.) approx.

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.
Made with Metropix ©2025

GROUND FLOOR
839 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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T: 01525 403033 | E: amptill@country-properties.co.uk
www.country-properties.co.uk

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properties

A wonderful family home! Situated on the highly desirable Tavistock Avenue, centrally located for the highly regarded local schools, this four bed detached home really is the forever home you're after. With its off-road parking, part-converted double garage and still scope to extend STPP over the garage, all a short walk away from Amphill's Georgian market town, you need never move again!

- No onward chain.
- Ideally situated between all local schools and only a short distance to town amenities.
- Four bedrooms and two bathrooms.
- Ample parking & single garage
- Double garage part converted to create additional reception space.
- Potential to create large open plan family living space.

Ground Floor

Entrance Hall

UPVC front door, understairs cupboard, double glazed window to front, radiator.

Lounge

Two double glazed windows to front, feature fireplace, radiator, opening to dining room.

Cloakroom

Double glazed window to front, low level WC, wash hand basin, tiled splashbacks, radiator, access to office.

Office

Double glazed window to front, boiler cupboard, radiator, door to garden.

Kitchen

A range of base and wall mounted units with work surfaces over, 1.5 stainless steel sink & drainer with mixer tap, tiled splashbacks. Integrated range cooker, with gas hob, extractor, dishwasher. Space for fridge/freezer, washing machine. Two double glazed windows to rear.



Dining Room

Radiator, opening to lounge, sliding doors to conservatory.

Conservatory

Electric radiator, French doors to garden

First Floor

Landing

Double glazed window to side, airing cupboard housing hot water tank, loft access, radiator.

Bedroom One

Double glazed window to front, fitted wardrobes, radiator.

Ensuite

A suite comprising of shower cubicle, low level WC, wash hand basin, part tiled, towel rail, double glazed window to front.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Bathroom

A suite comprising of panelled bath, shower over bath, low level WC, wash hand basin, part tiled, towel rail, double glazed window to rear.

Outside

Rear Garden

Mainly laid to lawn with patio seating areas and rear access down the side of the property.

Parking

Private driveway in front of garage providing off-road parking.

