



TAVISTOCK

GUIDE PRICE **£450,000**

Beautifully Presented, 3-4 Bedroom Semi-Detached House

 3-4 Bedrooms  2 Bathrooms  3 Reception Rooms  EPC Rating: C (69)

**MILLER**
TOWN & COUNTRY



- » One Bedroom Annexe
- » Income Potential
- » 3 bedrooms in Main House
- » Refurbished Throughout
- » Quiet Location
- » Walking Distance of Moor
- » Peaceful Private Gardens
- » Parking for 2-3 Cars

The Property

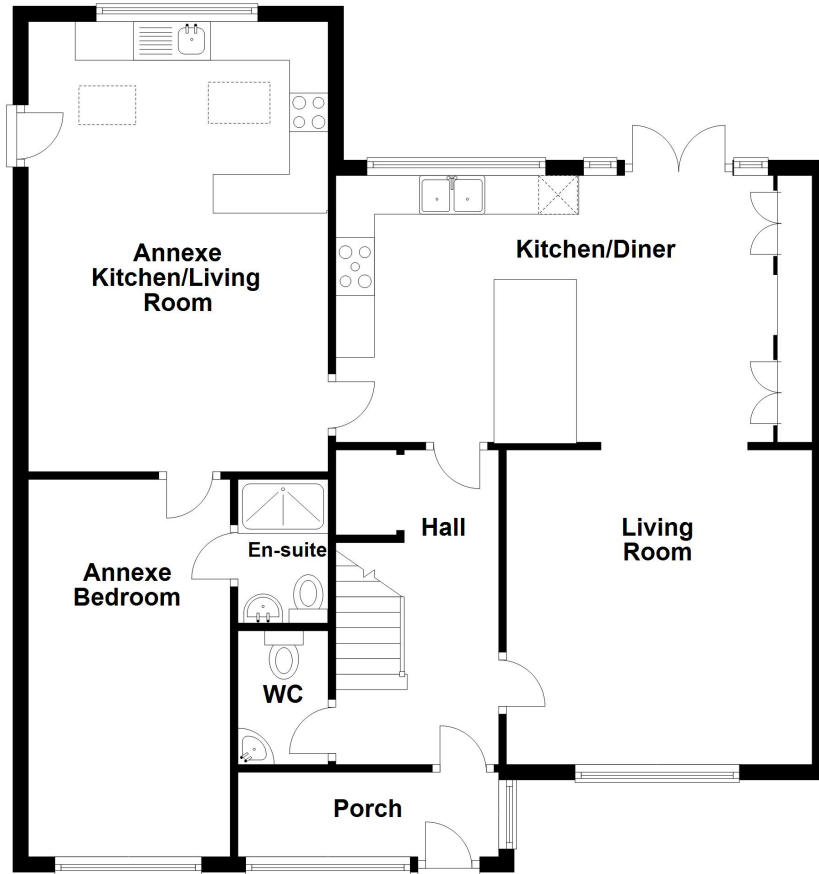
Situated in a quiet spot within walking distance of the Moor, this beautifully presented three-four bedroom semi-detached house has undergone a complete refurbishment within its current ownership, including the conversion and extension of the garage to create a spacious annexe that can be used as either a self-contained living space with a separate entrance to the side over a private patio terrace, or as part of the main house with an adjoining door to the main house. It has an open-plan living room with a modern kitchen at one end and breakfast bar for mealtimes, a double bedroom and an en-suite shower room.

In the main house, the modern open plan kitchen/diner with patio doors overlooking the garden, flows easily into the living room providing plenty of natural light from the front and the rear. Upstairs are two double bedrooms and a single, and a spacious family bathroom.

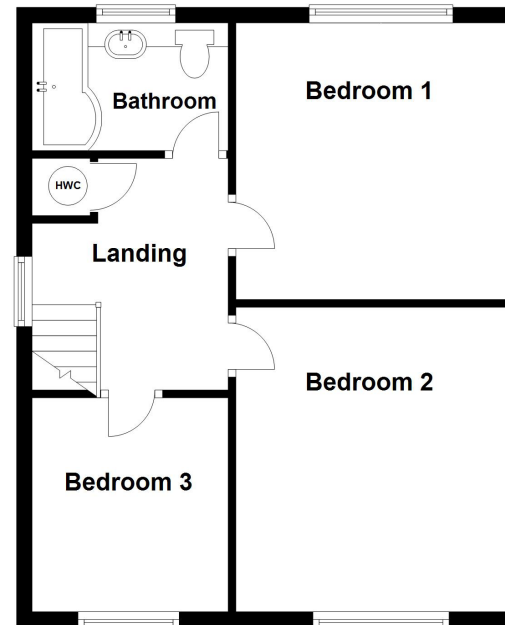
Location

The market town of Tavistock provides good schools, shopping amenities along with riverside park, leisure centre and theatre, all based around the beautiful countryside of Dartmoor National Park.

Ground Floor



First Floor



Schematic floor plan. Not to scale. Measurements are approximate.
Plan produced using PlanUp.

Accommodation

Ground Floor

Porch 3'07" x 11'01"

WC 3'10" x 5'08"

Kitchen/Diner 11'04" x 19'07"

Living Room 12'08" x 13'04"

First Floor

Bathroom 8'08" x 5'05"

Bedroom 1 11'09" x 11'07"

Bedroom 2 10'06" x 12'06"

Bedroom 3 9'01" x 8'09"

Annexe

Kitchen/Living Room 12'09" x 19'01"

Bedroom 8'07" x 16'00"

Ensuite 3'09" x 6'06"

Outside

Outside the private gardens are a little slice of peace and quiet away from the world. There is a decked terrace, two levels of lawn intermingled with raised beds and featured trees as well as an assortment of sheds. At the back is a pergola covered in Wisteria providing the perfect canopy to shelter from the afternoon sun with beer in hand, and a summer house tucked away beside. All protected by fenced boundaries.

Services: Mains gas, electricity, water, drainage.
Solar panels on the roof for heating water.

Council Tax Band: D



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VIEWING:

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Council Tax Band: D

**CONSUMER PROTECTION FROM UNFAIR
TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
they form part of any contract.

