



50 Westbridge Cottages

Grade II Listed Duke of Bedford Cottage, Tavistock

O.I.R.O. £170,000

 2 Bedrooms

 1 Bathroom

 2 Reception Rooms

 EPC Rating: D (59)

  
MILLER  
TOWN & COUNTRY



- » End Terraced Cottage
- » River Fronted Gardens
- » Gas Central Heating
- » Grade II Listed
- » Needing Modernisation/Refurbishment
- » Level Access to Town

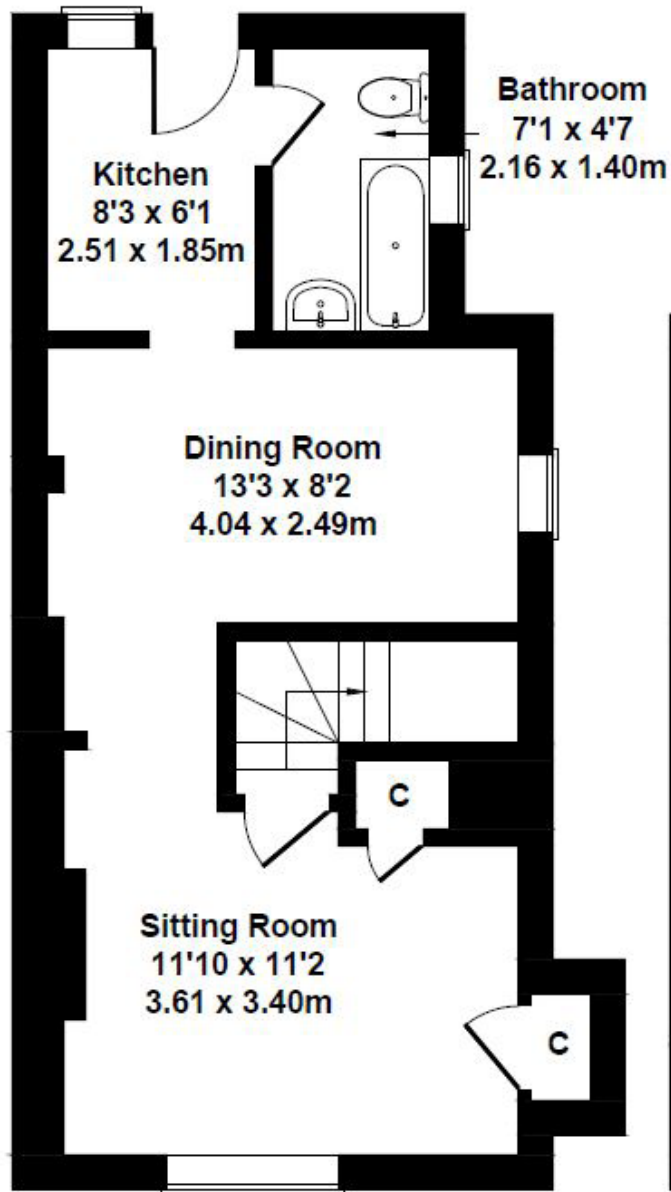
## The Property

A traditional Duke of Bedford end terraced cottage situated within a short level walk for the town, amenities and the park. There are pleasant level gardens which border the River Tavy and a useful block and stone built shed. The cottage itself is in need of modernisation and refurbishment although over time the majority of the windows have historically been replaced and there is a modern Worcester combination gas boiler serving the hot water and central heating. On the ground floor are a semi-open plan sitting and dining room, a separate kitchen and bathroom. A turning pine staircase leads from the sitting room up to a landing with pleasant river views and two good sized bedrooms.

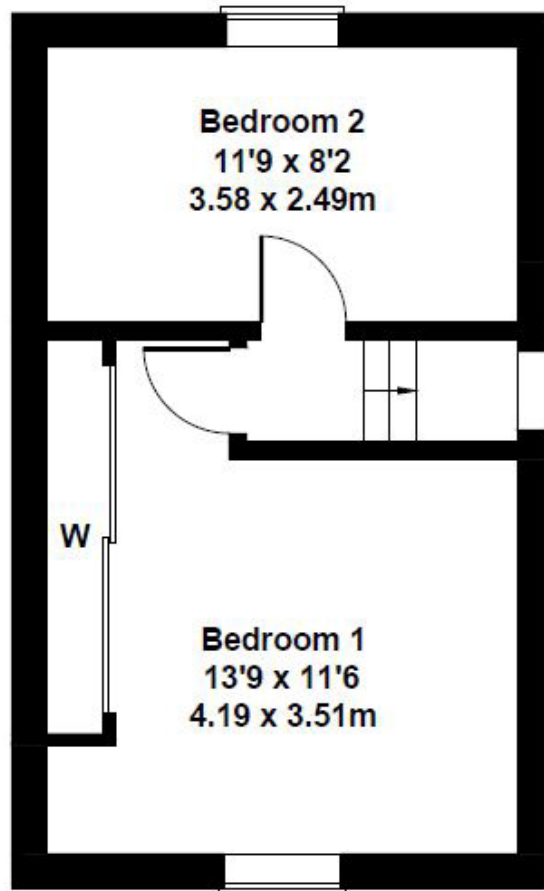


## Location

The market town of Tavistock provides good shopping amenities, cafes, restaurants and schools along with riverside park, leisure centre and theatre all based around the beautiful countryside of Dartmoor National Park. Ideally located with easy access to the nearby maritime city of Plymouth which offers an excellent retail and commerce centre as well as road, rail and ferry links.



**GROUND FLOOR**



**FIRST FLOOR**

## Accommodation

### Ground Floor

Open fronted Storm Porch 3'5" x 2'10"

Sitting Room 11'10" x 11'2"

Dining Room 8'2" x 13'3" (Max)

Kitchen 8'3" x 6'1"

Bathroom 4'7" x 7'1"

### First Floor

First Floor Landing 7'4" x 2'8"

Bedroom 1 13'9" x 11'6" (Max)

Bedroom 2 11'9" x 8'2"

### Outside

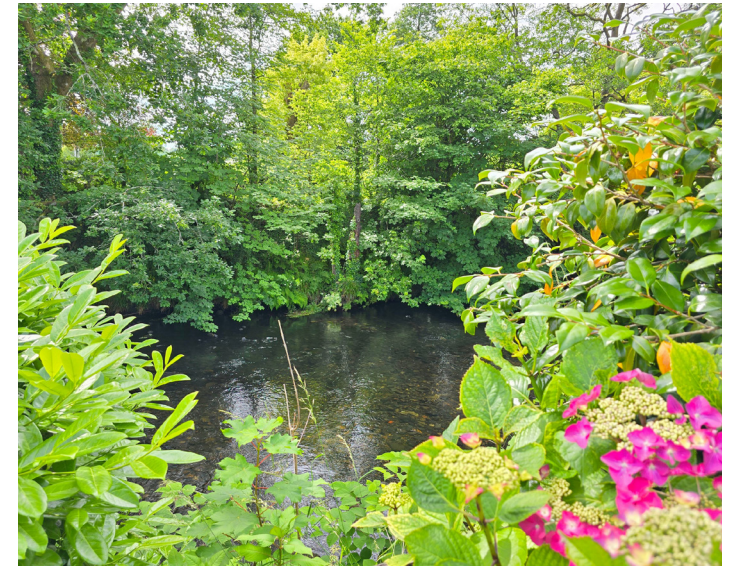
To the front of the property is a pleasant and level garden primarily lawn and a large formal flower bed. The garden borders the River Tavy with attractive river views. There is a right of way around either side of the property and across the front for access to neighbouring properties.

**Services:** Mains gas, electricity, water and drainage. Gas central heating.

**Council Tax Band:** B

**Tenure:** Freehold

**Agents Note:** We are advised that Japanese Knotweed has been identified on the riverbank, and that a treatment plan is in place



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**VIEWING:**

Strictly through the vendor's sole agents  
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**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.

