

**£230,000**

**LAWSON**  
Estate Agency...Only Better



**11 DEACONS GREEN, TAVISTOCK, DEVON PL19 8BN**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**



Lawson delighted to market this well appointed end terrace family home in a convenient location, within walking distance of Tavistock Town Centre, excellent schooling and transport links. The Property benefits from accommodation arranged over two floors comprising; a solid wood front door leading to a covered porch way into an entrance hall; with wooden flooring, carpeted stairs to the first floor landing, meter cupboards and cloak hooks, stripped inner door leads to the sitting room; with a window to the front elevation, a feature fireplace with a living flame, gas fire, a slate hearth and a wooden surround.

Sitting Room opens into the dining room with a doorway to the rear garden and wood effect flooring, a further opening leads into the kitchen; fitted with a matching range of base and eye level storage cupboards with post formed and roll top work surfaces, gas cooker point, space for a fridge freezer, a one and a half bowl stainless steel sink drainer unit with a mixer tap, tiled splashbacks, plumbing for a washing machine, window to the rear elevation and spotlights. From the main hallway, carpeted stairs ascend to the first floor landing, with a loft access and a doorway to bedroom one; a spacious double with a window to the front elevation with a pleasant aspect, with views over the town and Dartmoor in the distance, stripped wooden flooring and a large built in storage cupboard. Bedroom two, a further double with a window to the rear. Bedroom three, a single with a window to rear elevation. The bathroom is fitted with a matching white three piece suite comprising wash hand basin with storage beneath, low level WC and a roll top bath with a Victorian style shower over, shower curtain and window to the side elevation.

Externally to the front of the property parking for two vehicles. The front garden is gravelled for ease of maintenance and is hedged enclosed, the rear garden a particular feature of the property gets the evening sun and is flagged for ease of maintenance with flower and shrub beds and borders, a pathway to the side and steps up to the second terrace. Property has a benefit of gas fired central heating PVC double glazing.

## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage good, broadband connection FTTP, ADSL.

## OUTGOINGS TAVISTOCK

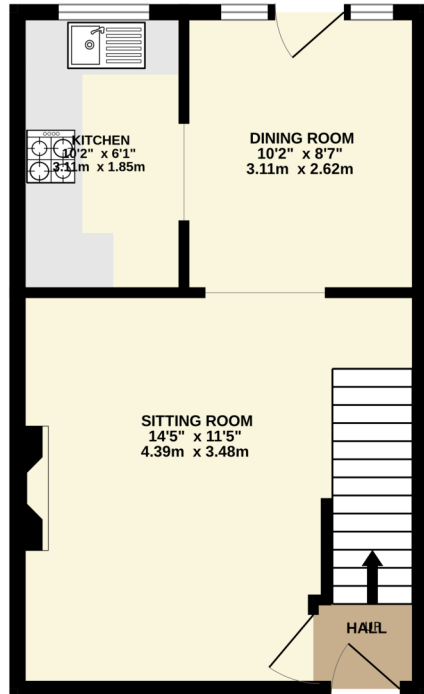
We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1906.50 (by internet enquiry with West Devon Council). These details are subject to change

## BUYERS INFORMATION

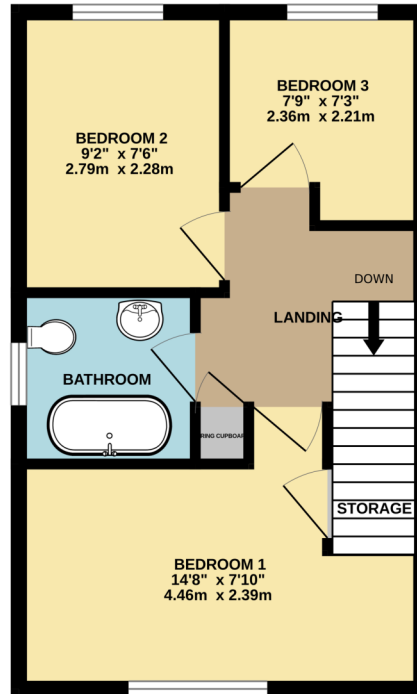
Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete.



GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 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

## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## SERVICES

Mains water, gas, electricity and mains drainage.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1906.50 (by internet enquiry with West Devon Council). These details are subject to change

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

## BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



