



Cross Keys Estates

Opening doors to your future



22 St. Davids Road
Tavistock, PL19 9BT
Guide Price £375,000 Freehold



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**** Guide Price £375,000 to £400,000 ****

Cross Keys Estates are delighted to bring this perfect blend of country living and town convenience to the market. Nestled on St. Davids Road in charming Tavistock, this delightful property offers a perfect blend of rural tranquillity and urban convenience. Built in the late 1970s, this modern link-detached house boasts ample space with 2 reception rooms, 4 bedrooms, and 1 bathroom, making it an ideal family home. Situated on a corner plot in a peaceful cul-de-sac on the outskirts of Dartmoor, this property is within walking distance to the esteemed St Peters School, making it a prime location for families. The house has been partially refurbished, featuring a stunning new kitchen, a spacious living room, a cosy snug, a bright conservatory, and four well-proportioned bedrooms.

- Lovely Family Home On Edge Of Moors
- Partially Refurbished, Stunning Kitchen
- Four Well Proportioned Bedrooms
- Really Good Size Child Friendly Gardens
- Ideal Location For Town & Country Living
- In A Cul-De-Sac Near To St Peters School
- Large Living Room, Snug, Conservatory
- Bathroom, Central Heating, uPVC Dg
- Garage And Ample Off Road Parking
- Early Viewing Recommended, EPC = D67



Cross Keys Estates

As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

Tavistock

Tavistock is an ancient stannary and market town in West Devon, England. It is situated on the River Tavy, from which its name derives. At the 2011 census, Tavistock had a population of 13,028. The town traces its recorded history back to at least 961 when Tavistock Abbey, whose ruins lie in the centre of the town, was founded. Its most famous son is Sir Francis Drake.

Tavistock is a thriving, beautifully friendly market town that is worthy of any visitor as it is home of the cream tea, Tavistock is the only town in Devon to hold world heritage status. The vibrancy and uniqueness of Tavistock is undeniable with a range of beautiful local independent shops which are a far cry from today's typical high street. Not to be overlooked is the famous pannier market or the award-winning farmers' market. It is truly a shopper's paradise.

Tavistock has direct access to Dartmoor. The Western Moor is magical and fantastic for walking, cycling and riding. Several National Trust properties are in easy reach: Lydford Gorge, Buckland Abbey and Cotehele are all nearby.

National Cycle Route 27, Drakes Trail and the West Devon Way to Plymouth are all easily accessible from the town centre. There are guided walks from and around the town, wild swimming in the rivers, a golf course, museum, gym, swimming pool and arts centre.

Entrance Hall

Cloakroom

Living Room

20'1" x 12'2" (6.13m x 3.70m)

Snug

9'9" x 9'0" (2.96m x 2.75m)

Conservatory

16'5" x 8'11" (5.00m x 2.71m)

Kitchen

14'5" x 8'11" (4.40m x 2.73m)

Landing

Primary Bedroom

10'3" x 12'2" (3.12m x 3.71m)

Bedroom 2

12'1" x 8'11" (3.68m x 2.71m)

Bedroom 3

8'9" x 9'0" (2.66m x 2.75m)

Bedroom 4

8'5" x 9'0" (2.57m x 2.75m)

Family Bathroom

Garage

20'2" x 8'3" (6.15m x 2.52m)

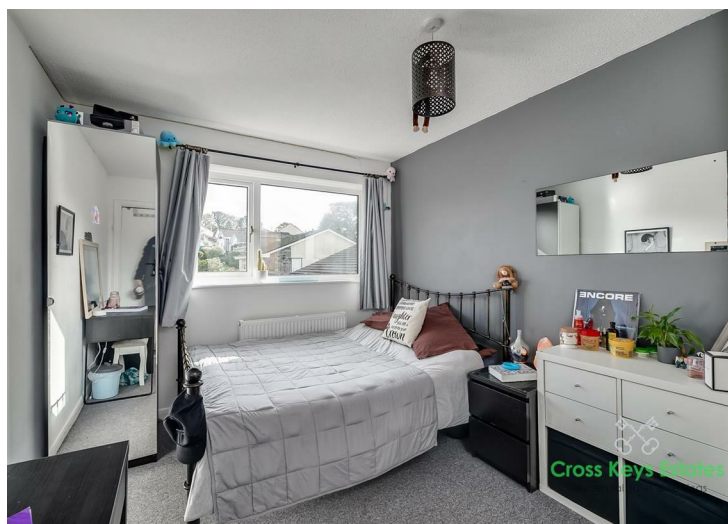
Gardens & Surrounding Area

Cross Keys Lettings Department

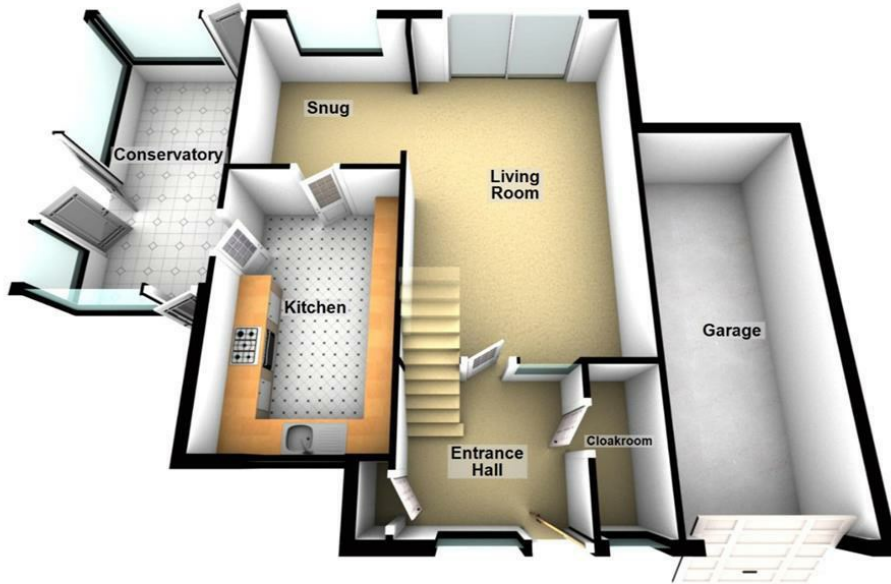
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

Financial Services

Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email. sarah.millman@pn-fs.co.uk



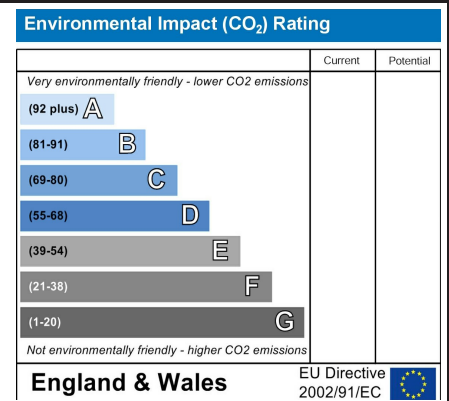
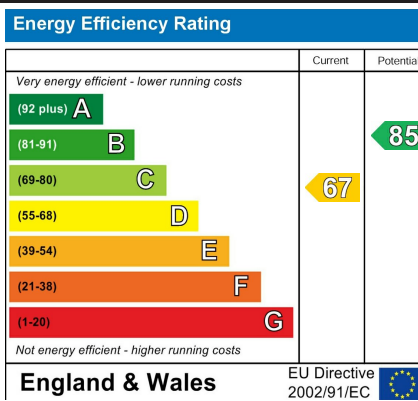
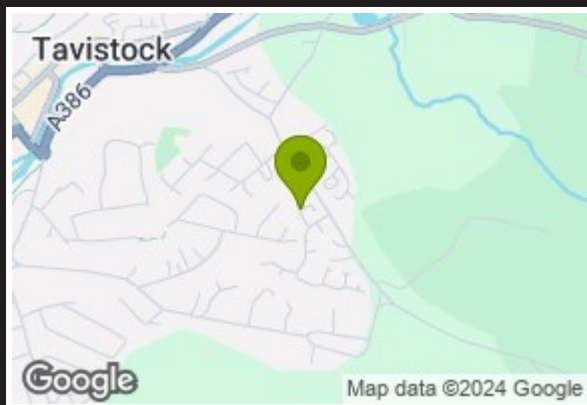
Ground Floor



First Floor



Cross Keys Estates
Residential Sales & Lettings



VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Council Tax Band E



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