

## Shelley Avenue, Tavistock, PL19 9AR

Guide Price £375,000

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01822 611 122



NO ONWARD CHAIN

- Exceptional opportunity sought after location
  Corner plot
  Fully double glazed
  Kodern kitchen
  Large family bathroom
  Conservatory
- Driveway parking for several cars plus single garage
  - **Ground Floor** sq. metres (965.9 sq. feet) Conservatory 2.98m x 3.42n (9'9" x 11'3") -Bathroom Bedroom 3.21m x 3.65m (10'6" x 12') Kitchen 49m x 2.52n (11'5" x 8'3") Hall Lounge/Dining Room Bedroom 3.43m x 2.66m (11'3" x 8'9") 6.64m x 4.96m (21'9" x 16'3") Bedroom 2.44m x 2.45m (8' x 8') Porch Total area: approx. 89.7 sq. metres (965.9 sq. feet) These are appropriate dimensions Plan produced using PlanUp.

An exceptional opportunity to acquire a 3 bedroom DETACHED bungalow on a level corner plot in a highly sought after location offered with NO ONWARD CHAIN. The property offers a wrap around garden planted with mature shrubs and a pergola and patio seating area. There is a single garage with electric up and over door, covered carport and driveway parking for several vehicles.

IMPORTANT NOTICE: No appliances in the property have been tested at the time of taking our instruction. These details have been produced in good faith and are believed to be accurate but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars to this property are made without responsibility on the part of Salisburys or the Vendors or Lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact.



This property sits in an elevated position close to open moorland and the Golf course. This property offers lots of potential, subject to necessary planning consents.

The property is in need of some modernisation but has great potential to make a fabulous family home and viewings are highly recommended.

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