



Plymouth Road, Tavistock.

Guide Price £595,500



## Plymouth Road, Tavistock.

This impressive, beautifully presented Grade II Regency Townhouse is situated in the heart of Tavistock within a very short level walk to all the amenities available. The property has been comprehensively updated and improved to turn it into a stylish and comfortable family home with improvements including fully re-conditioned sash windows with bespoke secondary double glazing, gas fired central heating, new bathrooms and a recently fitted luxury Kitchen. The property offers three double bedrooms, three reception rooms, two bathrooms, a further Downstairs cloakroom, a Stunning Kitchen and additional Utility Room. This wonderful home has terrific kerb appeal with the front garden having been recently landscaped and planted with mature shrub borders. To the rear of the property, there is a fully enclosed walled garden predominantly laid to lawn with a paved pathway to a pedestrian gate through to Garden Lane and rear access to the large Double Garage. The garden also has the benefit of a timber and glazed Summerhouse and a further storage shed.

The property is entered via the landscaped front garden, through the original front door with a leaded glass transom window that provides an insight into the period features of the property. On entering the property, there is a well proportioned Entrance Lobby which provides space for coats and shoes and also offers the benefit of a well located Cloakroom with w.c and hand-basin. From the Entrance Lobby, there is access to the main hallway that provides access to the Lounge which stretches across the whole front of the house with two sash windows and a feature fireplace with wood burning stove and slate hearth, picture rail and ceiling architrave. From both the hallway and Lounge, there is access to the Family Room/Snug which again offers an original fireplace (not in use), picture rail and ceiling architrave.

From the ground floor hallway, there is an original balustrade leading up to the half landing which houses the Family Bathroom. The Family Bathroom has underfloor heating under a tiled floor with a full sized bath with fully tiled surround and a thermostatic digitally controlled shower with shower screen. There is also a hand-basin with contemporary vanity unit, additional tallboy storage cabinet and chrome towel rail.



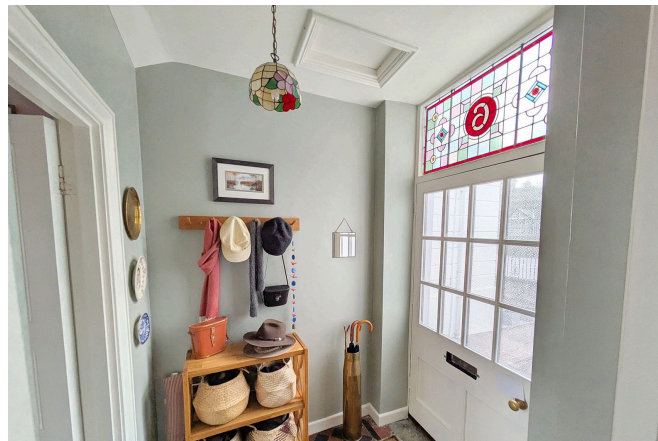




The First Floor provides a spacious landing for the three double bedrooms. The Master Bedroom overlooks the front of the property and is a large double room with two feature alcoves and period picture rail. Bedroom Two offers a double bedroom that overlooks the rear garden with a built in wardrobe, period picture rail and the added benefit of a hand basin and Bedroom Three offers a small double bedroom overlooking the front of the property.

The ground floor landing leads downstairs to the Utility Room and Downstairs Shower Room, both of which are in the rear extension and provides access to the rear garden via a composite entrance door. The Utility Room currently offers space for a washing machine and tumble dryer with a butler sink and door to the Shower Room with rectangular shower enclosure and thermostatic shower, hand-basin with vanity unit and back to wall w.c.

The lower ground floor provides spacious accommodation with a Pantry/Larder storage cupboard leading into the large Dining/Family Room that stretches across the whole front of the property with double sash windows, an original fireplace with slate hearth, picture rail and wood effect flooring. The Dining Room leads into the luxury fitted Kitchen (Charles Gray, Tavistock) with a comprehensive range of Shaker style base and wall units, granite worktops, breakfast bar and tile effect flooring. The main focal point of the kitchen is a stunning gas Rayburn that is complemented by a Siemens single oven, induction hob and integrated Siemens microwave. There is space for a stand alone dishwasher and fridge freezer with a 1.5 composite sink complete with a Franke "hot" tap.









## Accommodation:

Entrance Lobby (1.65m x 1.50m/5'5" x 4'11")

Hallway (1.90m x 1.64m/6'3" x 5'5")

Downstairs Cloakroom (1.51m x 1.98m/4'11" x 6'6")

Lounge (5.51m x 4.62m/18'1" x 15'2")

Reception Two/Snug (3.57m x 4.60m/ 11'9" x 15'1")

Half Landing to:-

Utility Room (2.06m x 2.39m/6'9" x 7'10")

Downstairs Shower Room (1.61m x 2.48m/ 5'3" x 8'2")

Lower Ground Floor:

Kitchen (2.82m x 4.26m/9'3" x 14'0"):

Reception Three/Dining Room (5.54m x 4.12m/18'2" x 13'6"):

Half Landing to First Floor:-

Family Bathroom (1.99m x 2.37m/6'6" x 7'9")

Master Bedroom (3.28m x 4.71m/10'9" x 15'5")

Bedroom Two (3.50m x 3.71m/11'6" x 12'2")

Bedroom Three (2.10m x 4.34m/6'11" x 14'3")

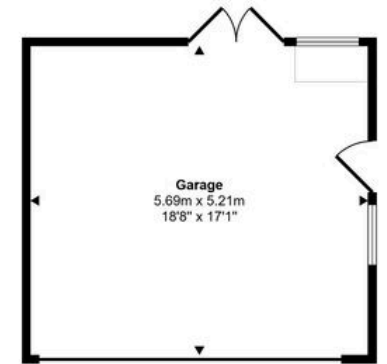
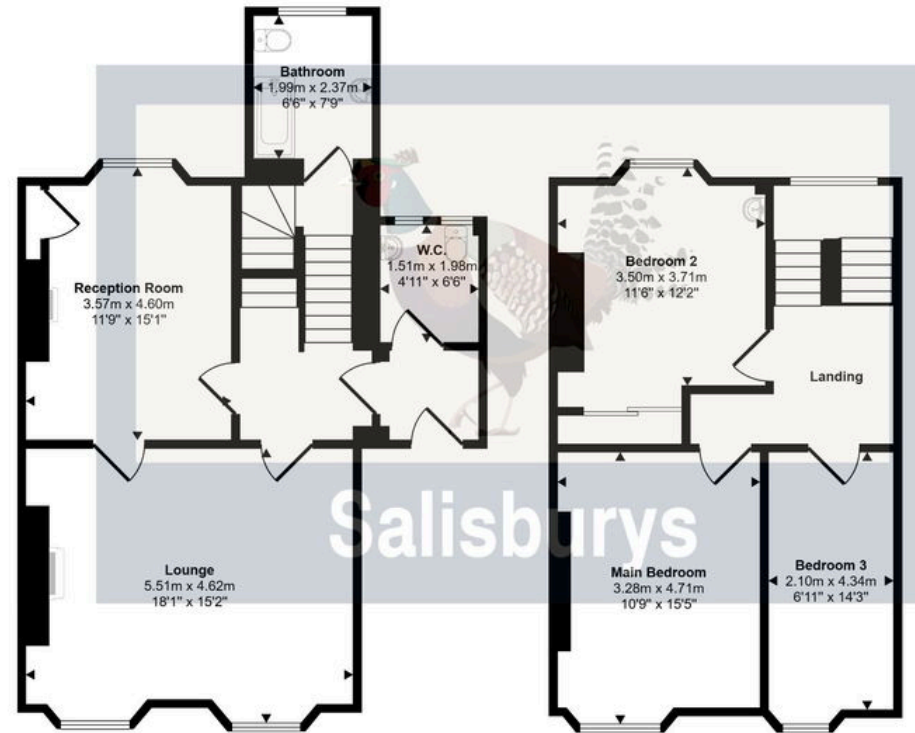
Garage (5.69m x 5.21m/18'8" x 17'1")

Summerhouse (2.49m x 2.98m/8'2" x 9'9")





Approx Gross Internal Area  
211 sq m / 2269 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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