



Drake Gardens, Tavistock, PL19

Offers In Region Of £220,000



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THREE-BEDROOM MID-TERRACE FAMILY HOME IN A POPULAR AREA OF TAVISTOCK. Quietly tucked away just off Whitchurch Road, this three-bedroom mid-terrace home is perfectly positioned within one of Tavistock's most sought-after residential areas. Offering front and rear gardens, off-road parking, and plenty of scope to modernise, this property presents an excellent opportunity for families, first-time buyers, or investors looking to add their own personal touch.

Approached via a private, enclosed, and well maintained front garden. A patioed path leads to the front door, which opens into an entrance hall providing access to the main living spaces and stairs rising to the first floor.

The lounge offers a dual-aspect room overlooking both the front and rear gardens. A central feature gas fireplace creates a welcoming focal point, and the space provides flexibility for family living and relaxation. The lounge can be accessed directly from both the entrance hall and the kitchen, enhancing the home's practical flow.

Upstairs, the property offers three double bedrooms. The main bedroom is the largest double with built-in storage and a pleasant outlook to the front. The second bedroom is also a comfortable double, while the third bedroom is a smaller double, ideal as a child's room, home office, or guest space – all feature built-in storage.

Outside, the front garden is attractively landscaped and fully enclosed, providing a safe and appealing area for children or pets to play. To the rear, the garden is mainly laid to lawn with a vegetable plot, a small garden shed, and gated access leading to parking for two vehicles. The space offers excellent potential for further landscaping, outdoor dining, or even the addition of a workshop or summer house, subject to permissions.

Located within easy reach of local schools, shops, and transport links, and just a short distance from Tavistock town centre, this property combines convenience with the peace of a cul-de-sac setting. With its generous outdoor space, practical layout, and exciting potential, it is a home ready to be transformed.





Accommodation:-

Entrance Hall (2.18m x 1.06m/7'2" x 3'6")

Dining Room (2.75m x 2.42m/9'0" x 7'11")

Kitchen (3.84m x 2.62m/12'7" x 8'7")

Lounge (3.77m x 5.24m/12'4" x 17'2")

Main Bedroom (4.46m x 2.83m/14'8" x 9'3")

Bedroom Two (2.72m x 3.39m/8'11" x 11'1")

Bedroom Three (3.43m x 2.27m/11'3" x 7'5")

Shower Room (1.54m x 1.72m/5'1" x 5'8")

Separate WC (1.33m x 0.70m/4'4" x 2'4")





Externally: The property is access via a private gate and front garden that is mainly laid to lawn with mature shrubs and a pathway that leads to the double glazed front door. The rear garden offers a shed, lawned area and pathway that leads to a vegetable garden. There is ample space for two cars to park and a double gated entrance to the back garden.

Concrete Shed: size not specified

EPC: D

Council Tax: B

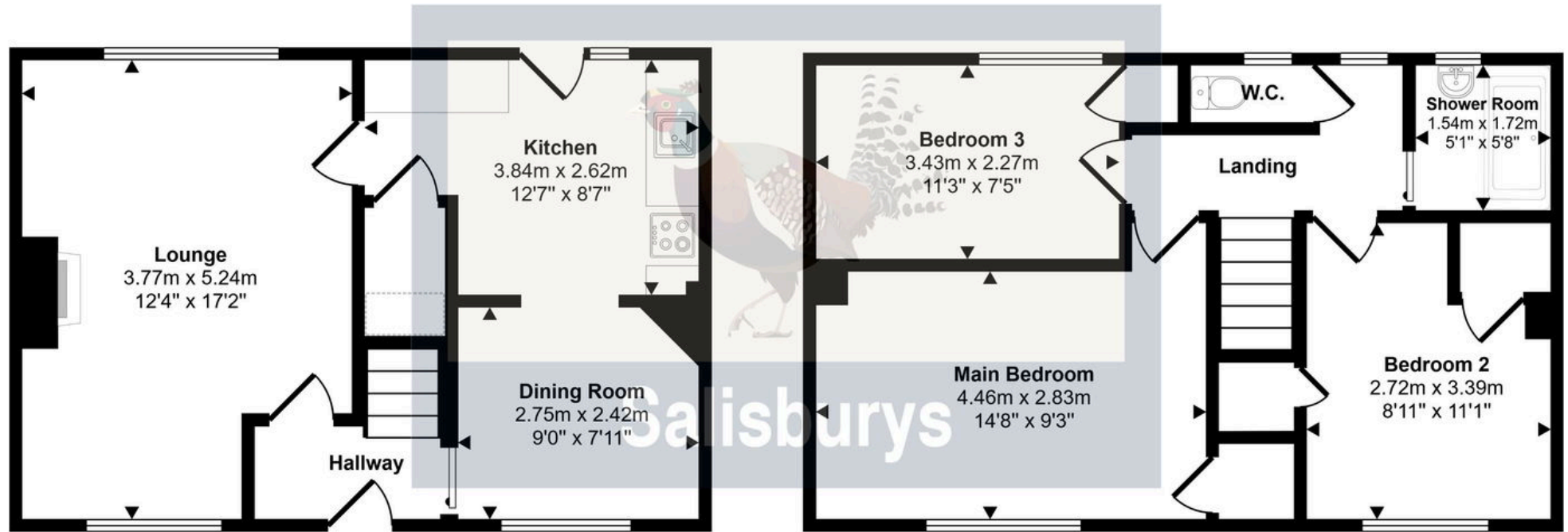
Services: Mains electric, gas, sewerage and water (metered)

Agents Notes: Fixtures, fittings, appliances or any building services referred to does not imply that they are in working order or have been tested by us. The suitability and working condition of these items and services is the responsibility of purchasers.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
84 sq m / 909 sq ft




Ground Floor

Approx 40 sq m / 433 sq ft

First Floor

Approx 44 sq m / 475 sq ft

 Denotes head height below 1.5m

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.

