



5 St. Davids Road

5, St. Davids Road, Tavistock, Devon PL19 9BT



Whitchurch Down (on foot) 350 yards •
Town Centre 1 mile • Plymouth 15 miles •
Exeter 40 miles • What3words
///urban.cross.films • For detailed
directions, please contact the office.

A 3 bedroom family home with plenty of parking, front and rear gardens and an integral single garage, located within walking distance to Tavistock town and open moorland.

- NO ONWARD CHAIN
- 3 Bedroom Link-Detached
- In Need of Modernisation
- Well-regarded Area Close to Moorland
- Driveway & Garage For Several Vehicles
- Front & Rear Gardens
- Easy Access to Tavistock Town Centre
- Far Reaching Views
- Freehold
- Council Tax Band: D

Guide Price £295,000

SITUATION

This appealing home is located in a very popular and well-regarded residential area on the eastern side of Tavistock, within easy reach of the town centre and with Dartmoor National Park available within a few hundred yards, at Whitchurch Down. The property sits within a quiet cul-de-sac forming a mature neighbourhood of similar detached houses. Tavistock itself is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmer's markets are held. Plymouth is 14 miles to the south and the city of Exeter lies 41 miles to the northeast, providing transport to London and the rest of the UK via its railway links and the M5.

DESCRIPTION

This 3-bedroom home is perfect for family living, featuring both front and rear gardens adorned with mature shrubs and trees. The driveway at the front leads to a single integral garage, providing ample parking space. Additionally, the rear garden boasts a unique parking space for added convenience. Outside the front door, a sheltered storm porch offers protection from the elements and includes an outdoor storage cupboard for extra practicality. Upon entering the home, you will find a convenient downstairs cloakroom. The hallway leads to a spacious living room and a well-appointed kitchen, which provides access to both the garage and the rear garden. Upstairs, the property offers three comfortable bedrooms and a family bathroom, perfectly suited to meet the needs of a busy household. While the home offers great potential, it is in need of modernisation throughout, having previously been a rental property.

ACCOMMODATION

Upon entering the hallway, you will immediately notice the convenient downstairs cloakroom on your right. As you proceed, the staircase ascends along the right-hand wall, with storage space underneath. To your left, the welcoming living room features an electric fireplace with a surround, perfect for cosy evenings. The living room also features a sliding door that opens up to the serene rear garden. At the end of the hallway, the well-appointed kitchen awaits, offering access to the rear garden and steps leading down to the integral garage. Above the garage, there is a versatile space that currently serves as storage but holds potential for conversion into a home office. Upstairs, you will find three spacious bedrooms, each providing a comfortable retreat. The family bathroom is designed with both a bath and an electric shower, catering to all preferences. Off the landing, an airing cupboard houses the efficient combi boiler and provides additional storage. This home, previously a rental property, is in need of modernisation throughout.

OUTSIDE

Outside the property, there is a driveway leading to a single integral garage with the front garden on the left. Then you will find steps leading up to the sheltered storm porch where there is an outside storage cupboard. The home is complemented by both front and rear mature gardens with the rear garden also featuring a unique parking space.

SERVICES

All mains supplied services are connected, with gas central heating throughout. Ultrafast broadband is available and mobile voice/data services are available via Three, EE and Vodafone (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.



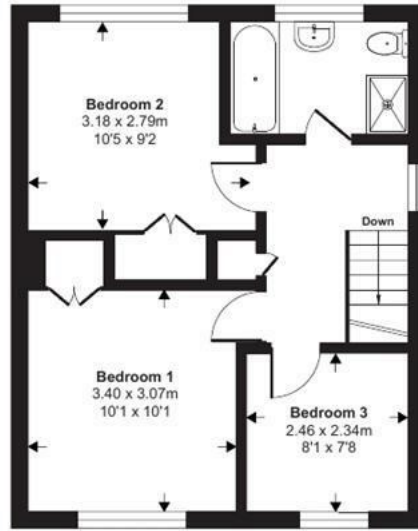
Approximate Area = 1082 sq ft / 100.5 sq m

Garage = 134 sq ft / 12.4 sq m

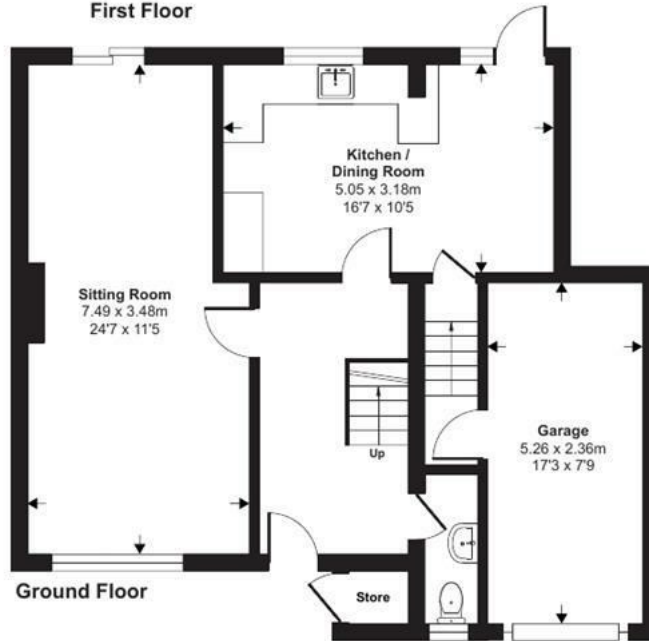
Outbuilding = 8 sq ft / 0.7 sq m

Total = 1224 sq ft / 113.6 sq m

For identification only - Not to scale



First Floor

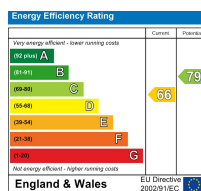


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1147182

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458

tavistock@stags.co.uk

stags.co.uk