



23 Saxon Road



Tavistock Town Centre 0.9 miles •
Plymouth City Centre 15.5 miles • Exeter
(via A30) 39.6 miles •
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detailed directions, please contact the
office.

**A three bedroom family home in
Tavistock featuring a carport, low-
maintenance garden and parking
located at the end of a cul-de-sac**

- Modern Mid-Terrace Family Home
- Located on the Outskirts of Tavistock Town
- 3 Bedrooms including Master with En-suite
- Family Bathroom
- Rear Low-maintenance Garden
- Parking & Carport
- Mains Gas Combi Boiler
- NO ONWARD CHAIN
- Freehold
- Council Tax Band: C

Guide Price £240,000

SITUATION

This house is located on a modern development towards the northern fringes of Tavistock, with convenient access to the town centre less than a mile away. Tavistock 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 15 miles to the south and the city of Exeter lies 40 miles to the northeast, providing transport to London and the rest of the UK via its railway links and the M5.

DESCRIPTION

Nestled at the end of a modern cul-de-sac, this well-presented, modern family home features three bedrooms and two bathrooms, a spacious living room and an enclosed, level rear garden. The property also benefits from a car port and parking.

ACCOMMODATION

Upon entering the home through the sheltered storm porch, you are welcomed into an inviting entrance hall with an angled staircase ascending to the first floor. Off the hall immediately on the right is a cloakroom with a window and neutral decor. On the left the kitchen is appointed with a range of coordinated wall and base cabinets and includes built-in appliances such as an electric oven and grill, a four-ring gas hob, and provision for a dishwasher and washing machine. There is also provision for a

fridge freezer, along with a wall-mounted 'Ideal' gas-fired boiler.

The living room offers a westerly view of the rear garden and features a convenient built-in under-stairs storage cupboard. French doors from the living room open onto the patio area, providing a perfect location for summertime BBQs in the rear garden.

On the first floor, there are three bedrooms: two doubles and one single. The master bedroom includes an ensuite shower room. The accommodation is completed by a family bathroom.

OUTSIDE

To the rear of the property is a low maintenance garden with an area of lawn and patio. The property has one carport situated in a block and a parking space directly to the front of the property.

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.

AGENT NOTES

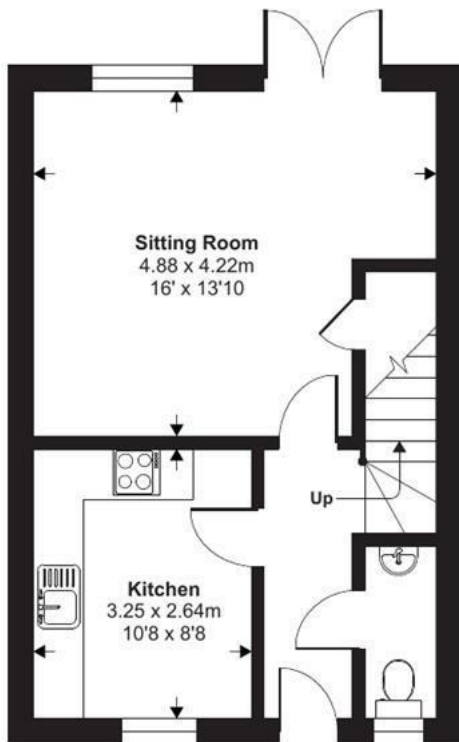
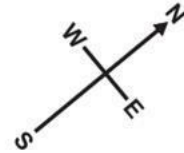
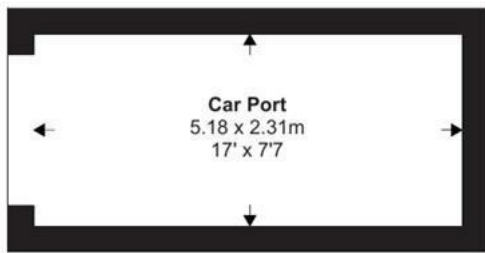
1) We understand an annual payment of £240 is payable for the upkeep of the estate's shared areas.

2) If you are considering investing in this property as a Buy To Let or letting another property, and require advice on current rents, possible yields or general advice, please contact a member of our Lettings team on 01822 619818.

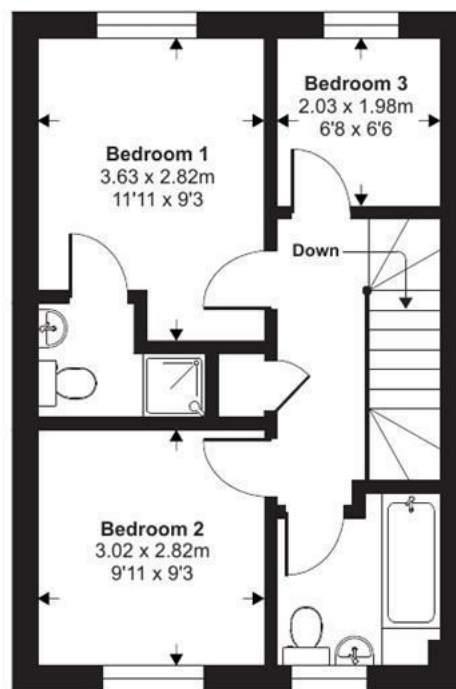


Approximate Area = 794 sq ft / 73.7 sq m (excludes car port)

For identification only - Not to scale



Ground Floor

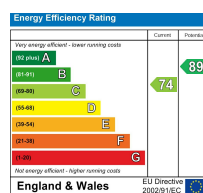


First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1191921

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.



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