



1, New Fitzford Cottages, Tavistock, Devon, PL19 8DF



Tavistock Town Centre 0.7 miles •
Plymouth City Centre 15 miles • Exeter (via
A30) 39 miles •
What3words.com///thin.insert.roses • For
detailed directions, please contact the
office.

**3 bedroom semi-detached property
within level walking distance to town
centre, benefiting from a private driveway
with parking and a single garage.**

- 3 Bedroom Semi-detached Home
- Generously Sized Living Room
- Family Bathroom
- Level Walk into Town Centre
- Driveway & Garage
- End of Terrace Location
- Front & Rear Garden
- NO ONWARD CHAIN
- Council Tax Band: C
- Freehold

Guide Price £300,000

SITUATION

This property is situated at the end of the Fitzford Cottages Road in Tavistock. In fact it is the final property on the right before reaching the allotments at the end of the road. 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

This 3-bedroom semi-detached home, located just a level walk from Tavistock town centre, offers a wonderful opportunity for buyers seeking a property with character and scope for modernisation. Situated in the desirable New Fitzford Cottages, the home was designed to reflect the traditional style of the Duke of Bedford cottages, yet benefits from larger and lighter living spaces. The property features a semi-detached garage, a private driveway, and both front and rear gardens.

ACCOMMODATION

Upon entering the property via a sheltered storm porch, you are welcomed into a spacious and light-filled living room. This room features a gas fireplace as its focal point, with a staircase elegantly positioned along the left wall, offering convenient access to under-stairs storage. From the living room, a door leads into the kitchen, which serves as the functional hub of the home. The kitchen is well-appointed, housing the combi boiler which is enclosed in a cupboard, and offering ample space for a dining table. It is equipped with an integrated fridge, an electric oven with a four-ring gas hob, and under-counter space for both a dishwasher and washing machine. A stable door provides access to the rear garden, enhancing the connection between indoor and outdoor living. The first floor comprises three bedrooms. To the left are two well-proportioned bedrooms of

similar size, while the generously sized master bedroom is located to the right. A centrally positioned family bathroom, complete with a bath and overhead mixer shower, serves all three bedrooms. While the property has been loved and lived in, it presents an excellent opportunity for updating, allowing the new owners to modernise and personalise the accommodation to their taste.

OUTSIDE

The property boasts both front and rear gardens, with the front garden featuring a lawn bordered by mature shrubs and flowers, and offering pleasant views overlooking the nearby canal. To the rear, a private driveway leads to the rear garden with back door access to a semi-detached single garage, providing secure parking and additional storage. Having the benefit of both a driveway and a garage, while being within walking distance of Tavistock town centre, is a rare luxury that enhances the appeal of this well-located home.

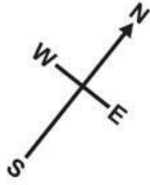
SERVICES

Mains water, gas, electricity and drainage are connected, with gas central heating throughout. Ultrafast broadband is available. Good mobile voice/data services are available via O2, Three and EE (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTE

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 = 1081 sq ft / 100.4 sq m
 Garage = 174 sq ft / 16.1 sq m
 Total = 1255 sq ft / 116.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1183946

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.



Energy Efficiency Rating		Current	Potential
(92-100) A			84
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales			

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