



1 The Lawn



SITUATION

This property is situated inside the heart of Tavistock town, in The Lawn, off Parkwood 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 well presented three bedroomed semi-detached property is located in the sought-after town of Tavistock and is offered to the market with no onward chain, making it an excellent opportunity for first-time buyers and investors alike. The property is neutrally decorated throughout and maintained in good condition, providing a versatile and move-in-ready living space. Externally, the home benefits from a private driveway offering off road parking, as well as both front and rear gardens, ideal for outdoor enjoyment.

ACCOMMODATION

Upon entering the property, you are welcomed into a spacious uPVC porch with ample storage for coats and boots. The main entrance leads to a staircase ahead, while to the left is a well proportioned living room featuring an electric fire, under-stairs storage with a window, and pleasant views across the

town. A glazed door connects this space to the dining area, which leads to the fully tiled family bathroom, complete with a bath, separate shower, heated towel rail, and a modern vanity unit connecting the sink and wc. The extended kitchen is bright and airy, benefiting from a large Velux window and dual-aspect windows that allow plenty of natural light. It is fitted with a gas hob, a range of cupboards and units, and space for a dishwasher or under-counter fridge. Adjacent to the kitchen is the utility room, which provides additional storage, a sink, and space for a washing machine, tumble dryer, and a tall fridge/freezer. Upstairs, the master bedroom includes a large airing cupboard, while the second double bedroom and the single bedroom overlook the rear garden. A window above the staircase enhances the natural light, contributing to the home's bright and welcoming atmosphere..

OUTSIDE

Outside, the property features a driveway to the side, offering off-road parking. The front garden is designed for low maintenance, consisting of a gravel and patio area with a couple of shrubs, bordered by a knee-high wooden fence. To the rear, a walkway runs behind the kitchen extension. Steps lead up to the rear garden, which includes a patio area and a washing line. Positioned to capture the evening sun, it provides an ideal setting for outdoor dining and summer entertaining.

SERVICES

Mains electricity, gas, water and drainage are connected. There is gas central heating throughout.

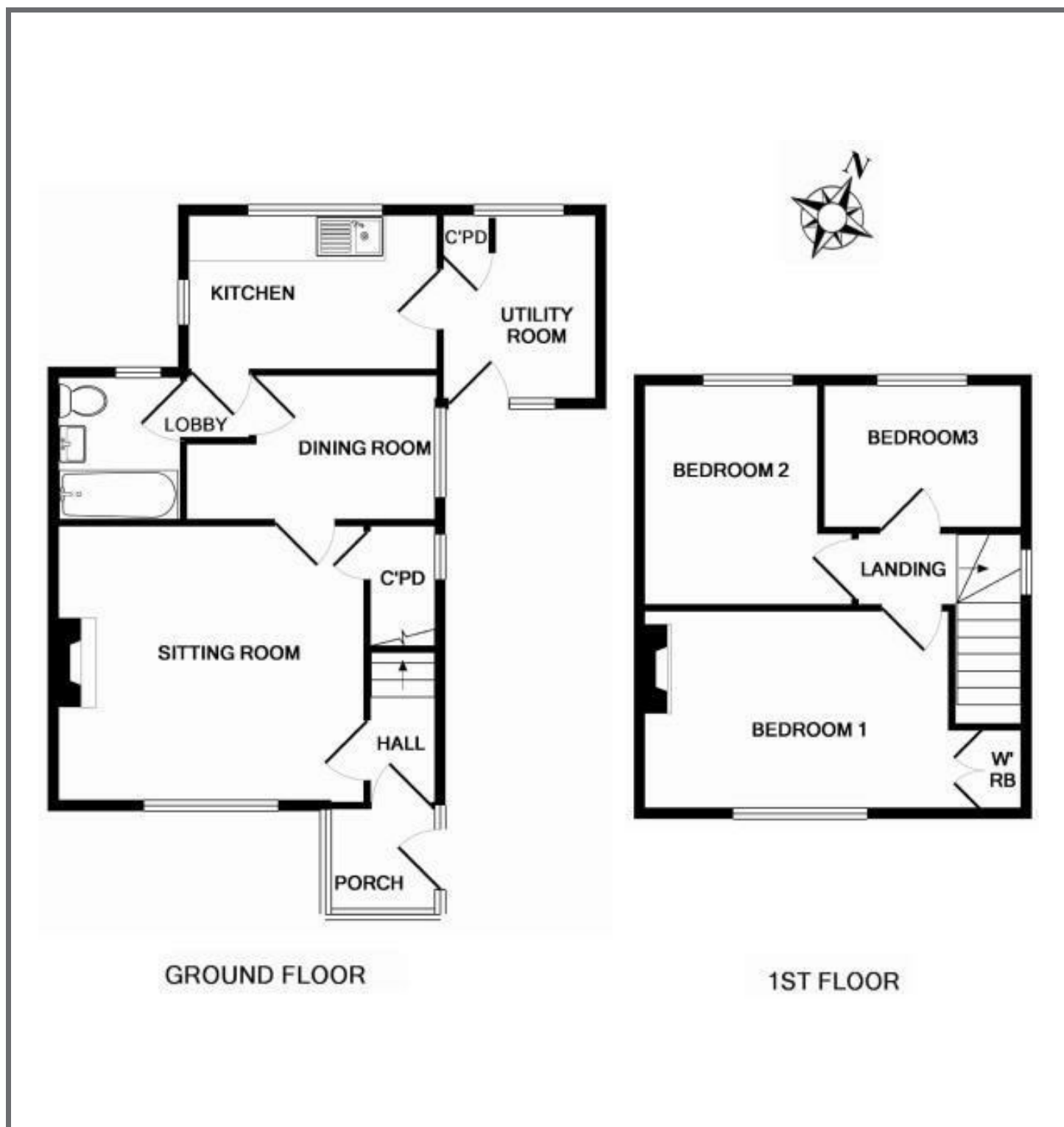
Tavistock Town Centre 0.25 miles •
Whitchurch Down 1.2 miles • Plymouth
City Centre 15.5 miles • Exeter (via A30) 39
miles • [What3words///search.frogs.outfit](https://www.what3words.com/search/frogs.outfit) •
For detailed directions please contact the
office.

**A 1930 3-bedroomed semi-detached
property complimented by a driveway,
front & rear gardens and the added
convenience of no onward chain.**

- Constructed in the 1930's
- 3-Bedroomed Semi-detached Home
- Family Bathroom
- Separate Utility Room
- Front & Rear Gardens
- Neutral Décor Throughout
- Off-street Parking
- No Onward Chain
- Freehold
- Council Tax Band: C

Guide Price £275,000





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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458

tavistock@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London