



117 Plymouth Road

117, Plymouth Road, Tavistock, Devon PL19 8BY



Tavistock town centre 1 mile • Whitchurch
Down 2 miles • Plymouth 15 miles • Exeter
40 miles • What3words.com
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A newly refurbished 1930's end of terrace
home finished to a high standard with
planning consent for a two storey wrap-
around extension & loft conversion.

- End Terrace
- 2-Bedroomed House
- Recently Refurbished
- New Windows Throughout
- New Heating System
- Convenient Location
- Planning Permission Granted
- Driveway with Parking
- Freehold
- Council Tax Band: B

Guide Price £229,950

SITUATION

The property is superbly located within the desirable town of Tavistock, and within a short, level walk from all of the town's many amenities, facilities and transport links. Tavistock is a thriving market town rich in history dating back to the 10th Century and is famed for being the birthplace of Sir Francis Drake.

DESCRIPTION

This newly refurbished 1930's end of terrace property has been renovated to an exceptional standard throughout. Featuring two bedrooms, a landscaped rear garden, and a gravelled driveway with electric car charging point, it also benefits from planning consent for a two storey rear wrap-around extension and a loft conversion with a dormer at the rear that would create two additional bedrooms. Recent upgrades include new double & triple-glazed windows, a modern heating system with Hive smart controls, a new consumer unit, and updated electrics.

ACCOMMODATION

Upon entering through the composite front door equipped with a smart lock offering key code and fingerprint access, you are welcomed into a bright and functional hallway. Immediately to the left is the staircase, with open understairs storage providing a convenient space for coats and shoes. Straight ahead, the living room features engineered hardwood flooring and a large triple glazed window, ensuring excellent insulation and soundproofing. A charming original tiled open fireplace, currently unused but fully functional and swept, serves as a striking focal point. The kitchen/diner, accessed via the hallway, benefits from luxury vinyl flooring sheets and a recently fitted high-spec kitchen. Integrated appliances include a Bosch dishwasher, induction hob with built-in extractor, and eye level oven and microwave with steam functions, all under warranty. Cabinetry is illuminated internally, and the composite sink features a pull-out hose tap. A large American-style fridge freezer completes the space. All internal doors are solid oak or part glazed, adding a premium finish. To the rear of the kitchen, the extended section of the

property serves as a utility room the only area not yet fully renovated with ample space for a washing machine and tumble dryer, and direct access to the rear garden. At the far end is a generous downstairs cloakroom, formerly a shower room, which could easily be reinstated if desired. Upstairs, the first floor offers two well-proportioned bedrooms and a modern family bathroom. The bathroom is fitted with a multi-function shower/whirlpool/steam bath unit featuring integrated lighting, DAB radio, and Bluetooth connectivity. A state-of-the-art Japanese toilet includes washing and drying functions controlled via remote. The basin and illuminated, vanity unit are both brand new. The landing has been restructured to accommodate a future staircase, allowing for seamless access to a loft conversion, for which planning consent has already been granted.

OUTSIDE

To the front of the property, a gravelled driveway provides off-street parking for two vehicles and includes an electric vehicle charging point for added convenience. A wooden side gate offers secure access to the rear garden. The garden is thoughtfully laid out, featuring a single line of patio slabs that lead from the back door to the end of the garden. To the left, a gravelled area surrounds the rear entrance, followed by a well-maintained lawn. At the far end, the path leads to an elevated patio area, where a large, practical shed is positioned.

SERVICES

Mains water, gas, electricity and drainage are connected. Ultrafast broadband is available, good mobile voice/data is available with EE, Three and Vodafone (may vary with other suppliers. Source, Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENTS NOTE

1. There is a right of way for 113 & 115 Plymouth Road to gain access to their gardens via the side and rear of the property only with prior notice requested.
2. Planning permission has been granted for a two story wrap-around extension, and a loft conversion with a rear dormer.



