

DAVID TURNBULL
RESPONSE ESTATE AGENT

exp
*As competent as the best
estate agent, but different
when it absolutely matters.*
Covering Tavistock,
West Devon and
The Tamar

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KEY FACTS FOR BUYERS

7, Plymouth Road, Tavistock, PL19 8AU

January 2021



A guide to this property and the local area

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2nd January 2021

INTRODUCTION

A WORD FROM US TO YOU

SITUATION

Tavistock is a thriving stannary market town in West Devon, nestled on the western edge of Dartmoor National Park. Tavistock is an ancient town, rich in history dating back to the 10th century and famed for being the birthplace of Sir Francis Drake. Largely the 19th-century town centre is focused around Bedford Square which is a short stroll from this property. The town offers a superb range of shopping, boasting the famous Pannier Market and a wide range of local and national shops. Also there are public houses, cafes, restaurants, social clubs, riverside park, leisure centre, theatre, doctors surgery, dentists and Tavistock Hospital. There are excellent educational facilities including primary and secondary schools in the state and private sector. The town has superb recreation and sporting facilities including; Tennis club, bowls club, golf club, cricket clubs, football club and athletics track. Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.

PROPERTY AND ACCOMMODATION

Prestigious Grade II listed period residence with ample car parking and gardens. Accommodation arranged over four floors with a unique mixture of residential and commercial operations providing an excellent independent income. Prominent town centre location this elegant Victorian property has many retained character features and oozes charm and potential.

As soon as you arrive at Abbeymead you are struck by the amount of parking afforded by the large frontage to the property. It is a handsome and prominent property which sits excellent back from Plymouth Road. There is vehicular access to the side leading to further driveway parking, the rear gardens and a detached converted coach house.

THE MAIN HOUSE

GROUND FLOOR

Enclosed entrance porch with swept head arch and courtesy light leading into the reception hallway.

RECEPTION HALLWAY An impressive and charming entrance with turning stairs with sweeping oak handrail to first floor; door to granite stairs to lower ground floor; full height window allowing natural light into the stairwell. Doors to principle rooms as follows:

SITTING/THERAPY ROOM 17' 8" (into bay)" x 16' 0" (5.39m x 4.88m) Main front reception room with ornate open fire with cast iron fireplace and original tiled inserts; painted surround and slate hearth (provision for gas fire, if required); plaster cornice; decorative plaster ceiling rose; picture rail; radiator; bay window to front aspect with window shutters, double doors on parliament hinges give access to:

ADJOINING DINING/THERAPY ROOM 16' 0" x 11' 6" (4.88m x 3.50m) Former fireplace with painted surround; plaster cornice; picture rail; pedestal wash hand basin; radiator; shuttered French doors with glazed fanlight above to outside and private decked seating area.

DRAWING ROOM/THERAPY ROOM 14' 7" x 13' 8" (4.44m x 4.16m) Fitted cupboard and shelf; picture rail; radiator; window to rear.

CENTRAL HALL Doors to:

W.C. Half tiled with close coupled WC, grab handle and support rail; wash hand basin; radiator; extractor fan; window to side.

A high level window allows natural light into the hall.

RECEPTION/WAITING ROOM 9' 8" x 8' 5" (2.96m x 2.57m) Accessed from the main hall or via a separate side entrance. Access to roof space; window to side.

THEATRE ROOM 10' 0" x 10' 0" (3.05m x 3.05m) Valor wall mounted gas heater; radiator; window to rear.

REAR HALL Ample coat hanging; half glazed timber door to outside.

THERAPY ROOM TWO 12' 0" x 9' 2" (3.66m x 2.80m) Pedestal wash hand basin; radiator; window to rear.

BATHROOM Refitted with a white suite comprising low flush WC, pedestal wash hand basin, panelled bath with Triton T80i electric shower over; wall mounted bar heater; tiled floor; opaque window to side.

PROPERTY OVERVIEW

7, PLYMOUTH ROAD, TAVISTOCK, PL19 8AU



 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Semi-Detached House

Floor Area: 3,293.76 ft²
306.00 m²

Plot Size: -

Council Tax Band: D

Annual Cost: £0.00

Additional Price: £0.00 pa

Land Registry Title Number: -

AREA KEY FACTS

Local Authority: WEST DEVON

Flood Risk: Medium


Conservation Area: Tavistock, West Devon, 01/01/1972


Predicted Broadband Speeds


Basic: 16 Mbps


Superfast: 80 Mbps

Mobile Coverage
(based on voice calls made indoors)


EE: 


Three: 


O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

PLANNING HISTORY

REFERENCE -
SOUTHWESTDEVON/00707/2013

Decided - 12/05/2018

Extension And Change Of Use Of Rear Storage/Workshop Building To Clinic.

REFERENCE -
SOUTHWESTDEVON/00767/2013

Decided - 12/05/2018

Listed Building Retrospective Application For Removal Of Internal Walls Insertion Of Two New Walls Re-Hanging Of An Existing Door And Re-Siting Of Doorway.

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PHOTO GALLERY



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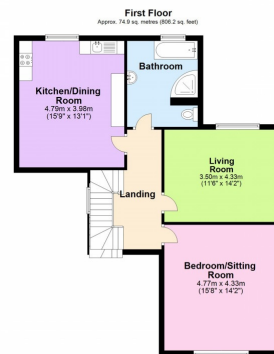
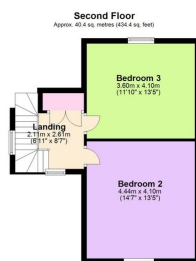
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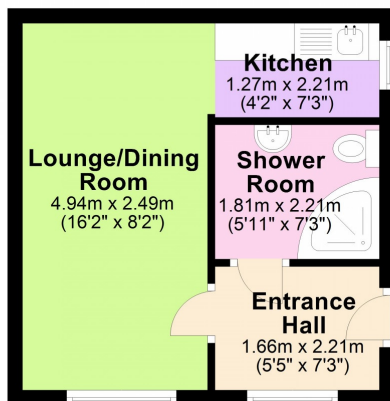
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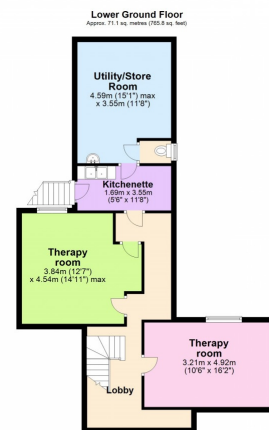
FLOORPLANS



The Coach House
Approx. 23.7 sq. metres (255.1 sq. feet)



Total area: approx. 23.7 sq. metres (255.1 sq. feet)



Total area: approx. 298.6 sq. metres (3214.0 sq. feet)

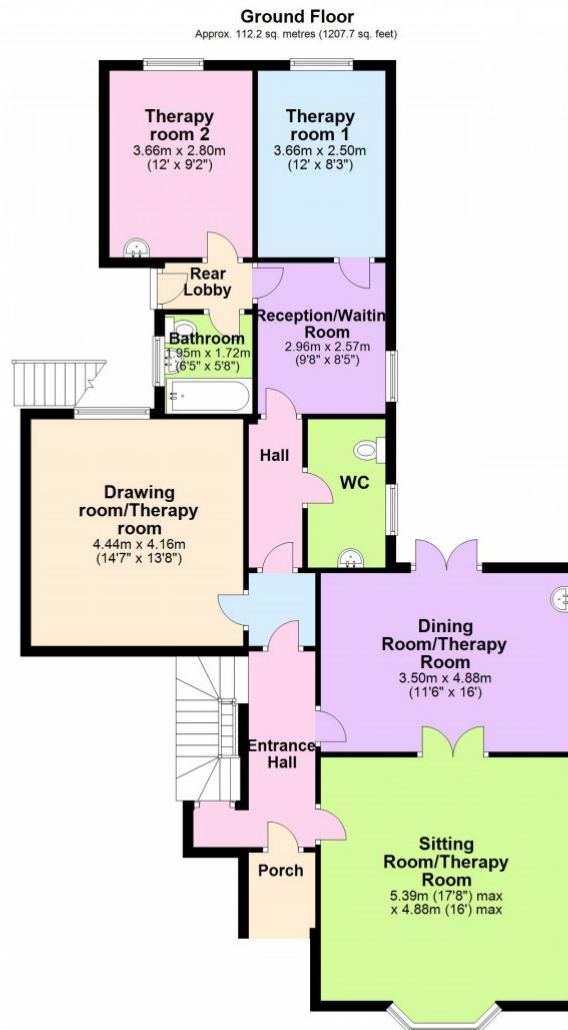
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EPC

Abbey Mead Natural Health Clinic, 7 Plymouth Road, TAVISTOCK, PL19 8AU		Energy rating E
Valid until 09.04.2023	Certificate number 0405-2870-7345-9097-7621	

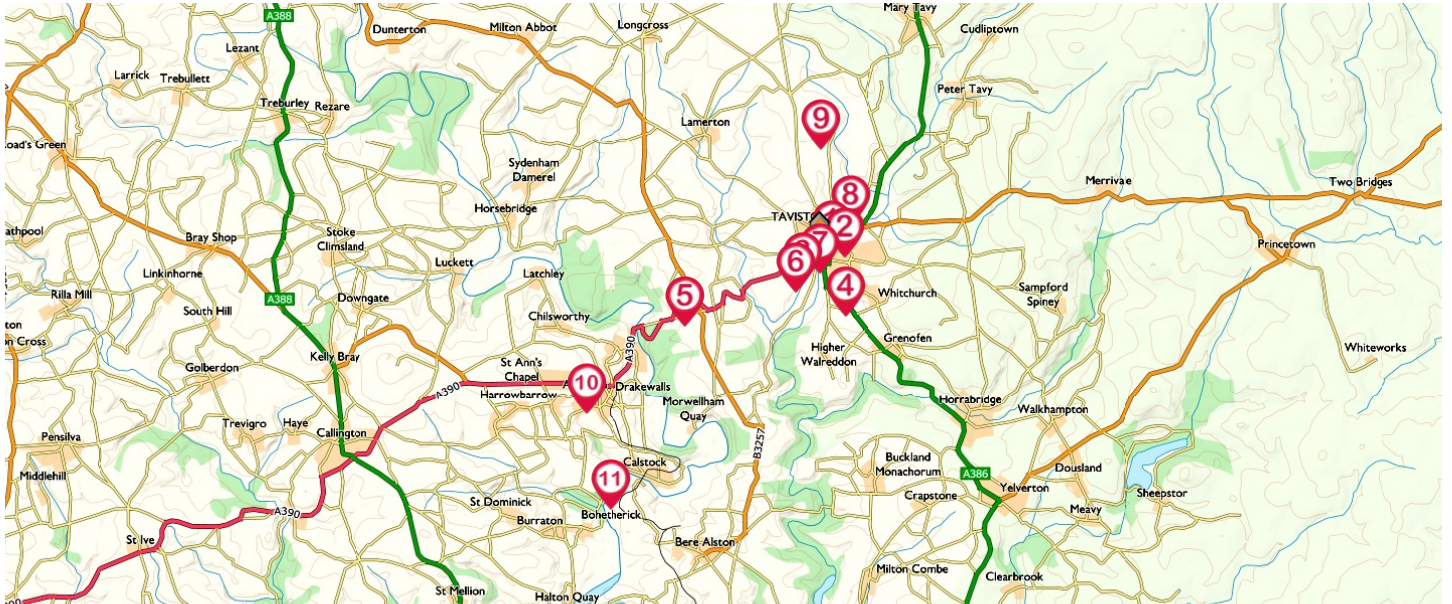
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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LOCAL AREA

NEARBY SCHOOLS & OFSTED RATINGS



Pin	School Details	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	St Rumon's Church of England (VC) Infants School	Outstanding	110	0.23 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Peter's Church of England (VA) Junior School	Requires improvement	141	0.37 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Tavistock Primary & Nursery School	Good	384	0.42 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Whitchurch Community Primary School	Good	217	0.93 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Gulworthy Primary School	Outstanding	74	2.27 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Tavistock College	Good	1281	0.6 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Tavistock & District Children's Centre	-	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mount Kelly	-	-	-	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9	Tor View School	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Delaware Children's Centre	-	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Quay View School	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

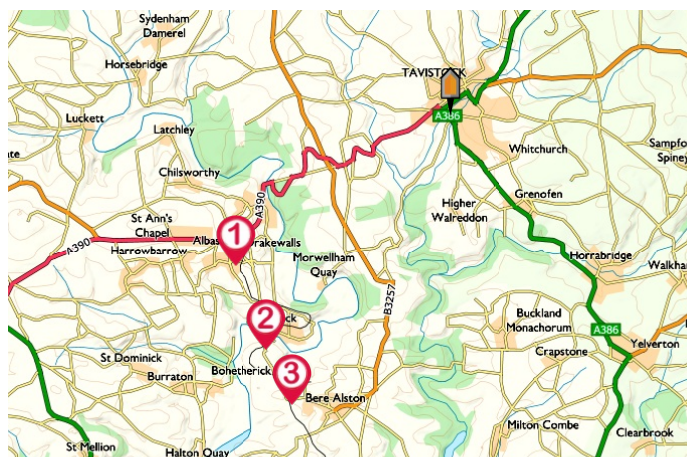
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NEAREST TRANSPORT LINKS



NATIONAL RAIL STATIONS

- 1 - Gunnislake Rail Station | 3.94 miles
- 2 - Calstock Rail Station | 4.48 miles
- 3 - Bere Alston Rail Station | 4.97 miles



BUS STOPS/STATIONS

- 1 - Bedford Hotel | 0.06 miles
- 2 - Bedford Hotel | 0.06 miles
- 3 - Bedford Square | 0.11 miles
- 4 - Russell Street | 0.1 miles
- 5 - Library | 0.1 miles

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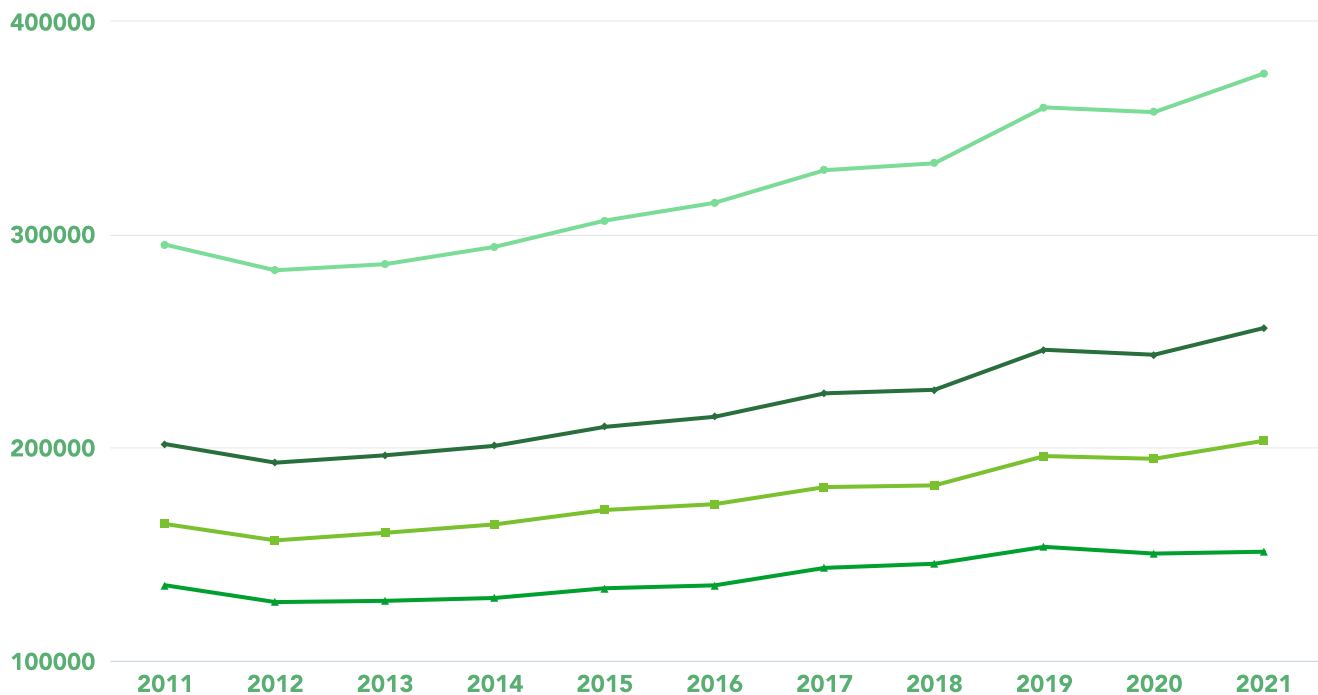
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR PL19

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 11.63%



TERRACED
+ 23.8%



SEMI-DETACHED
+ 27.02%



DETACHED
+ 27.21%

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DATA QUALITY

David Turnbull powered by eXp is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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