

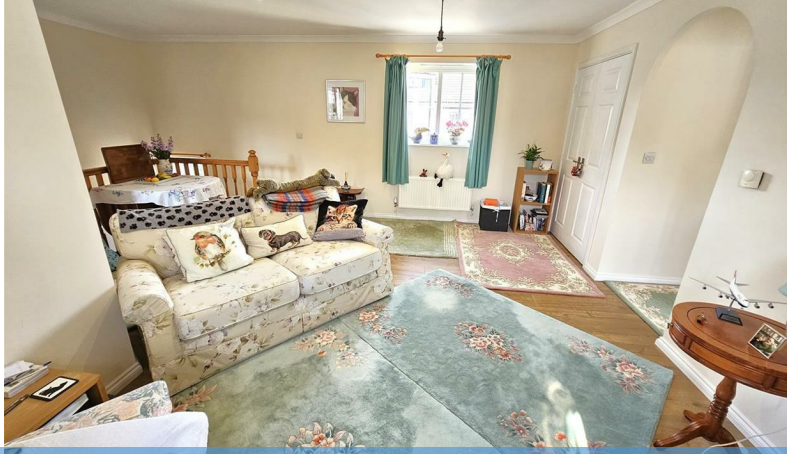
3 Tiddy Close

Tavistock, PL19 9BS

£219,950



Town • Country • Coast



A wonderfully presented, two bedroom coach house in a modern development close to amenities. It is in a convenient location with easy access to open moorland, shops and the town centre. The integrated garage provides plenty of storage space or parking. This is a great opportunity for a first time buyer to get onto the property ladder.

You enter the property into the hallway with the stairs to the first floor and an internal door into the garage. The stairs rise to an open plan living / dining room which is bright, spacious and offers plenty of space for a dining table and lounge furniture. The kitchen has a range of units and worktop space. The two bedrooms have built in wardrobes with bedroom one boasting an en-suite shower room also. The family bathroom has a bath with shower over, WC & basin.

Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Entrance Hall

Living / Dining Area

18'9" x 16'3" MAX

Kitchen

9'5" x 7'10"

Bedroom 1

11'2" x 10'0"

Ensuite

8'2" x 3'2"

Bedroom 2

8'11" into wardrobe x 7'11"

Family Bathroom

8'4" x 4'9"

Garage

16'1" x 7'11"

Tenure

Freehold

Services

Mains Water, drainage, electricity & gas

Council Tax Band

B

EPC

C/72

Situation

Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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