



Town • Country • Coast



Fore Street  
Calstock  
Guide Price £295,000



## Fore Street Calstock

Located near the centre of the scenic village of Calstock is this three bedroom, character townhouse. The property offers spacious open plan living accommodation and scope for some modernization. Set over three floors, the property boasts versatile living accommodation with entrances from the ground and first floor, opening the potential for self contained annex facilities (subject to the necessary planning consents).

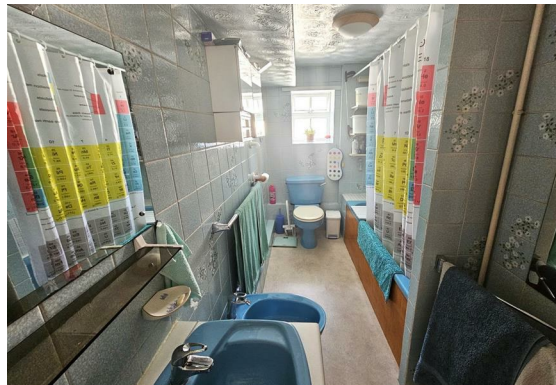
You enter the property through a storm porch to the rear and enter straight into the middle floor. As you enter the property, you are met with an open plan kitchen, living, dining area. Each space is pleasantly separate and there are two character arches which break up the rooms. The way the second floor is laid out offers the perfect space for entertaining.

On the ground floor is a bedroom with an adjacent store room as well as a small kitchenette and wet room equipped with a shower and toilet. From the kitchenette there is a large window inviting natural light in via a sky well.

On the top floor are a further two spacious bedrooms and a good sized family bathroom. The family bathroom benefits from a four piece suite and shower over the bath. The second bedroom is a good sized double room with space for freestanding bedroom furniture and a desk. The master bedroom is front aspect and benefits from plenty of natural light coming in from two character sache windows. It also benefits from a walk in wardrobe.

The property also boasts a loft and a very useful external store room which is accessed from the road. This room would be perfect for DIY tools/bicycle storage.





**Kitchen**

12'5 x 10'8 (3.78m x 3.25m)

**Living Room**

23'03 x 8'10 (7.09m x 2.69m)

**Dining Room**

9'3 x 7'9 (2.82m x 2.36m)

**Bedroom One**

24'00 x 7'02 (7.32m x 2.18m)

**Shower Room**

4'07 x 4'01 (1.40m x 1.24m)

**Bedroom Two**

19'01 x 10'07 (5.82m x 3.23m)

**Bedroom Three**

15'03 x 6'04 (4.65m x 1.93m)

**Bathroom**

10'10 x 5'07 (3.30m x 1.70m)

**Utility Room**

10'01 x 6'03 (3.07m x 1.91m)

**Store**

8'08 x 7'06 (2.64m x 2.29m)

**EPC**

23/F

**Services**

Mains electricity, water and drainage

**Tenure**

Freehold

**Council Tax Band**

C

**Situation**

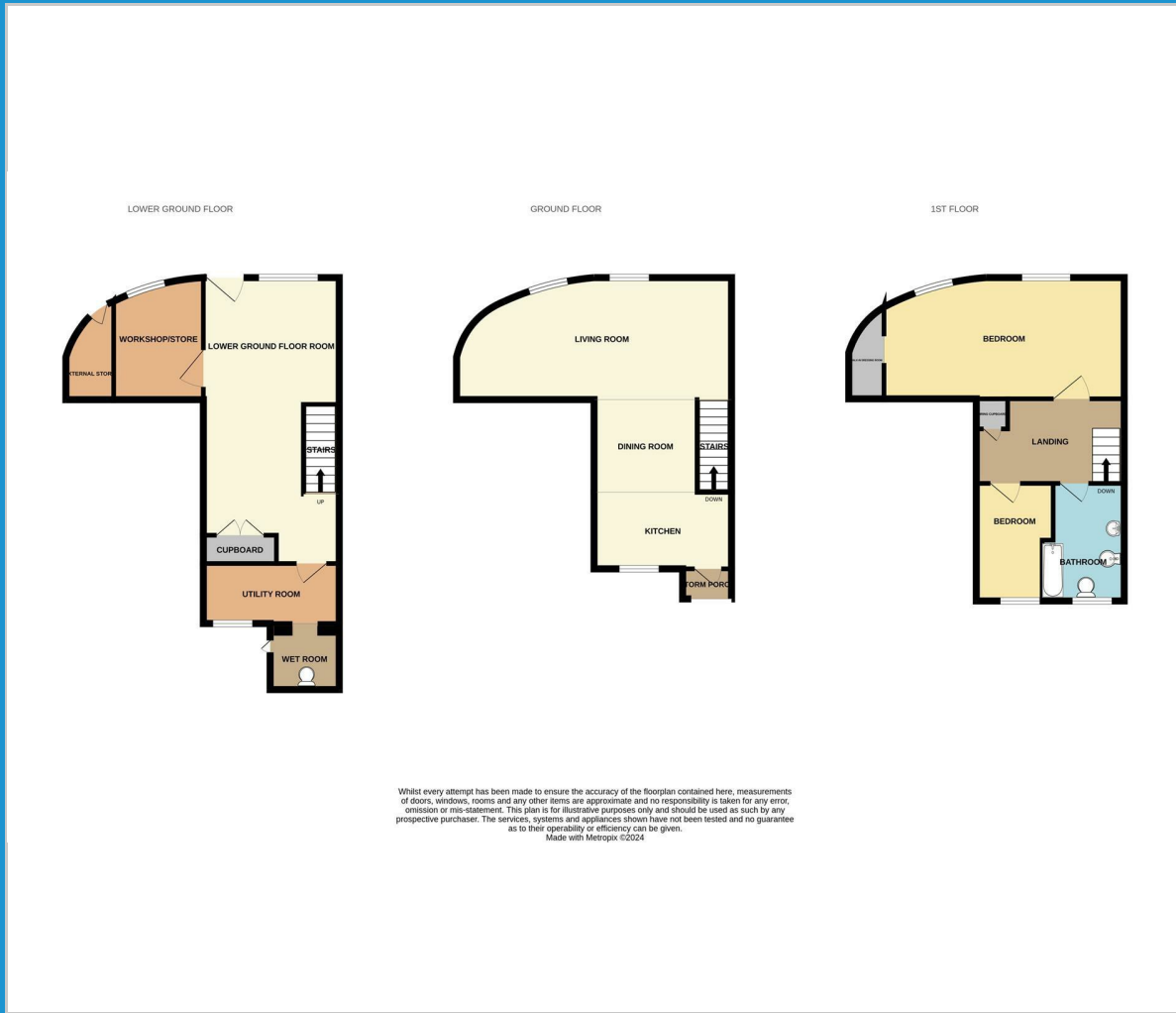
The popular village of Calstock sits on the banks of the River Tamar and offers a thriving social community with a wide range of events in the village hall and Calstock Art Centre, plus 2 public houses, a coffee shop and a social club in addition to a rail link to Plymouth and a regular bus service to Plymouth and Callington. The property is also within easy access of the two neighbouring towns of Callington and Tavistock, with Launceston, Saltash and the maritime city of Plymouth being easily accessible. The area is renowned for its attractive countryside, pleasant walks, and access to the river for anyone who enjoys boating or canoeing/kayaking.

**Directions**

As you enter the village of Calstock, proceed down the hill to the bottom following the road around to the left. As you approach 'The Boot Inn' the property is on your left hand side.



## Floor Plan



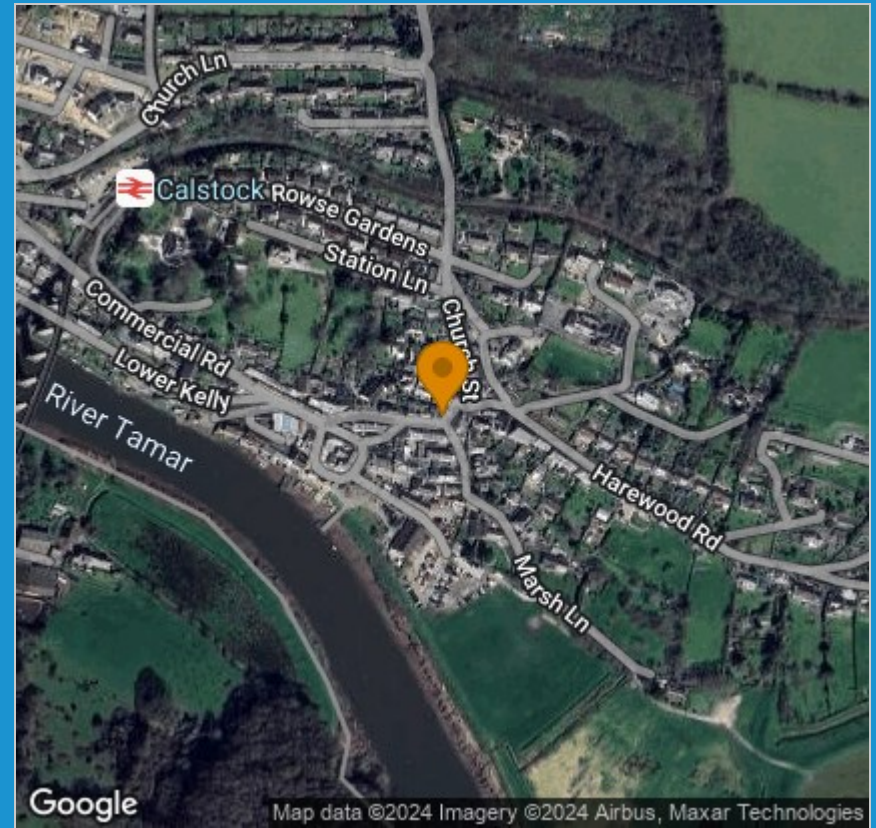
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

