



Town • Country • Coast



Bannawell Street  
Tavistock

Guide Price £375,000





## Bannawell Street

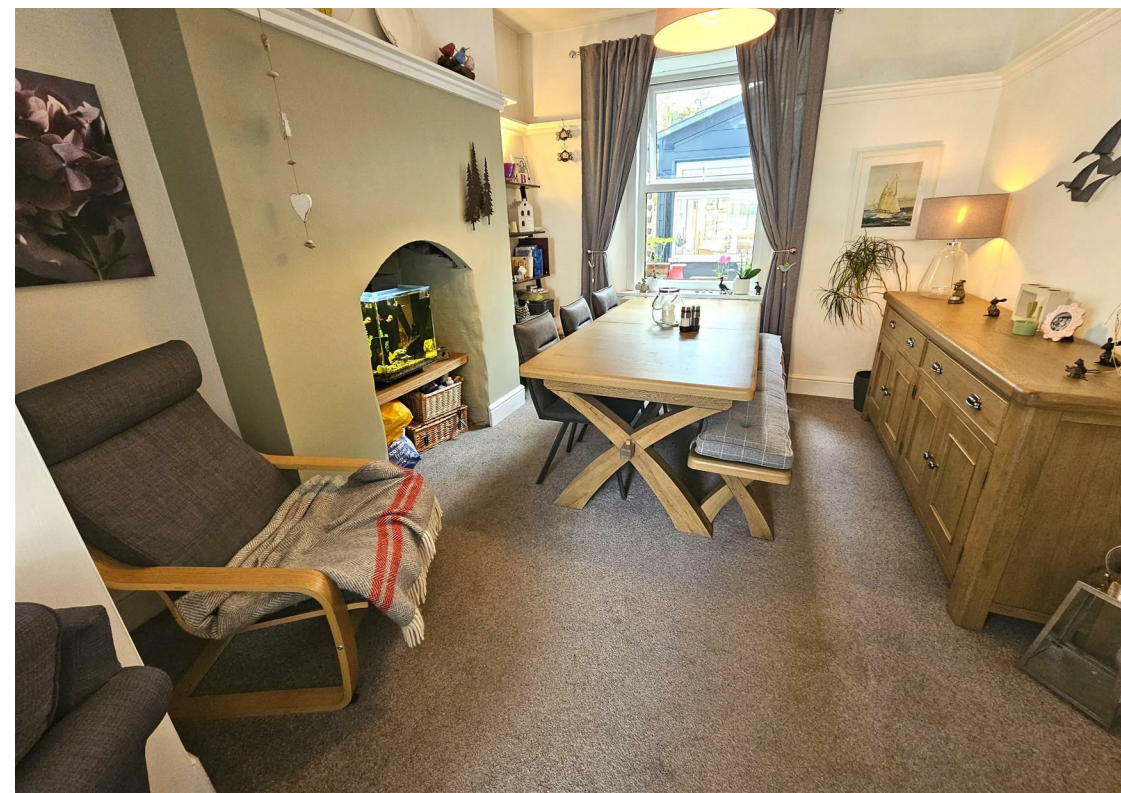
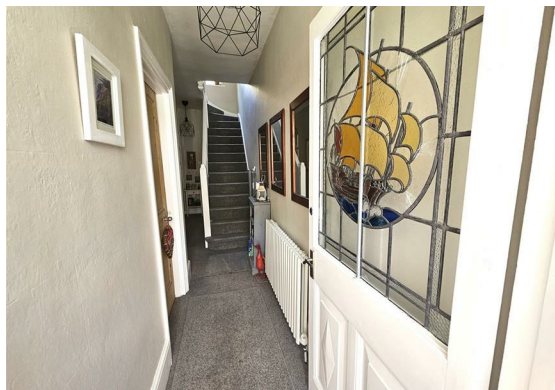
Tavistock

Located only a short walk from the bustling and sought after town centre of Tavistock. The vendors have carefully maintained this property with more recent improvements including a new roof.

Exceptionally well presented 4 bedroom family home offering spacious accommodation, arranged over 3 floors, together with rear terraced gardens enjoying town and viaduct views. Being mains gas centrally heated and double glazed.

The accommodation in brief; you enter through a brand new composite front door into a porch and hallway, leading to a dining room, opening into the lounge with woodburner. Well equipped kitchen/breakfast room incorporating an electric range cooker, attractive wall and base units, breakfast bar and space for dining. A door leads to the utility room with wc and space for white goods. A timber stable door leads to outside. On the first floor, 3 bedrooms and a bathroom, enjoy views to the rear over the gardens. On the second floor is the master bedroom with built in wardrobes and eaves storage.

To the front is a small garden with mature shrubs. The rear gardens are well stocked being terraced and providing a decked terraced to dine Al fresco, having outside power, an ornamental pond and a small outbuilding, recently reroofed which could provide a small office if required.







#### Entrance Porch

#### Hallway

#### Lounge

12'0" x 12'0" (3.67 x 3.66)

#### Dining Room

11'10" x 10'7" (3.61 x 3.25)

#### Kitchen/Breakfast Room

12'2" x 10'11" (3.71 x 3.35)

#### Utility/WC

10'9" x 4'0" (3.28 x 1.22)

#### Bedroom One

14'4" x 11'11" (4.37 x 3.64)

#### Bedroom Two

12'2" x 8'5" (3.72 x 2.57)

#### Bedroom Three

9'10" x 6'5" (3.00 x 1.98)

#### Bedroom Four

10'4" x 7'1" (3.15 x 2.18)

#### Bathroom

8'7" x 5'2" (2.64 x 1.59)

#### EPC

D/56

#### Tenure

Freehold

#### Services

Mains water, gas, electricity and drainage.  
(woodburner also)

#### Council Tax Band

B

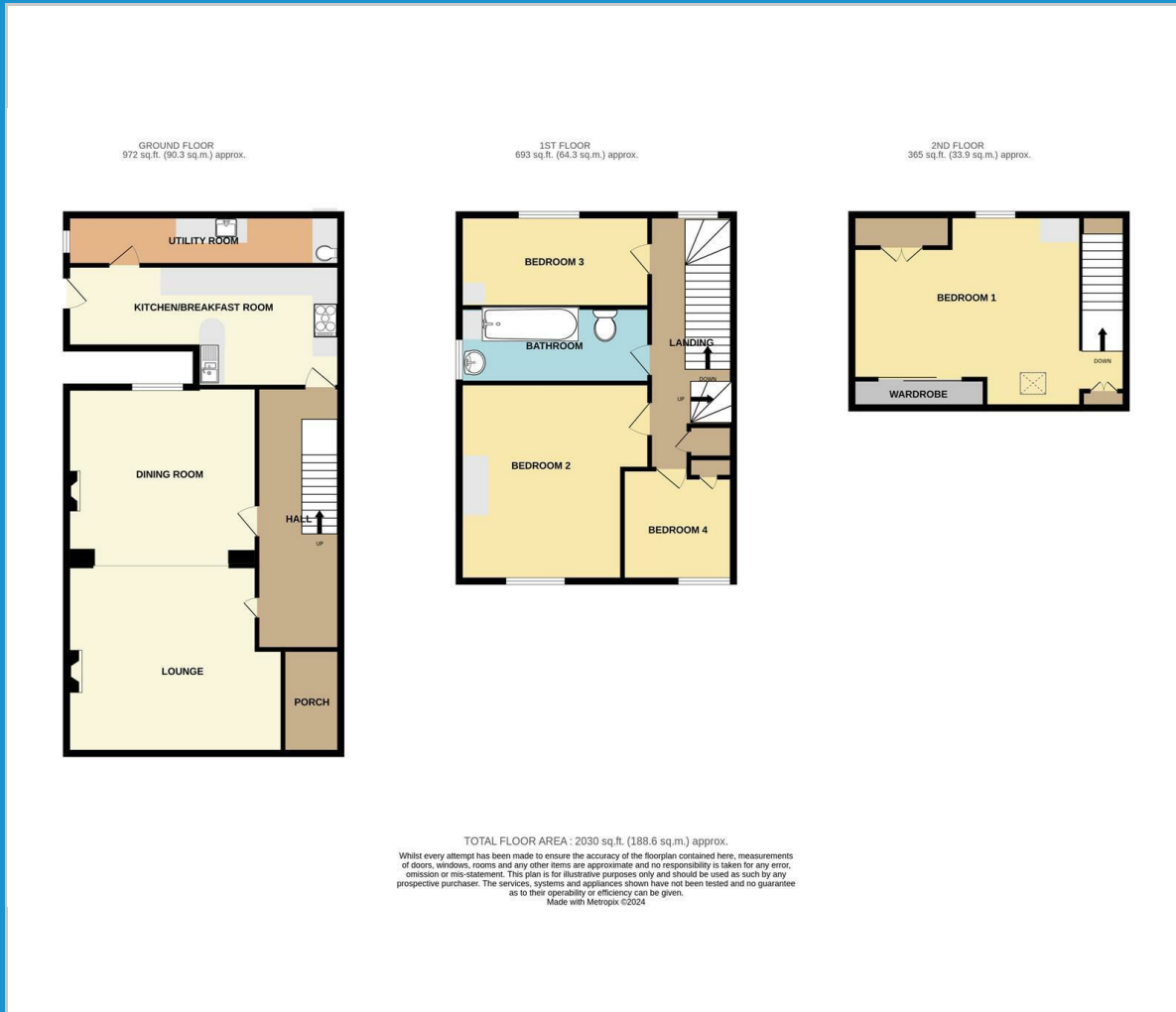
#### Situation

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. There are exceptional educational facilities in both the state and private sector.

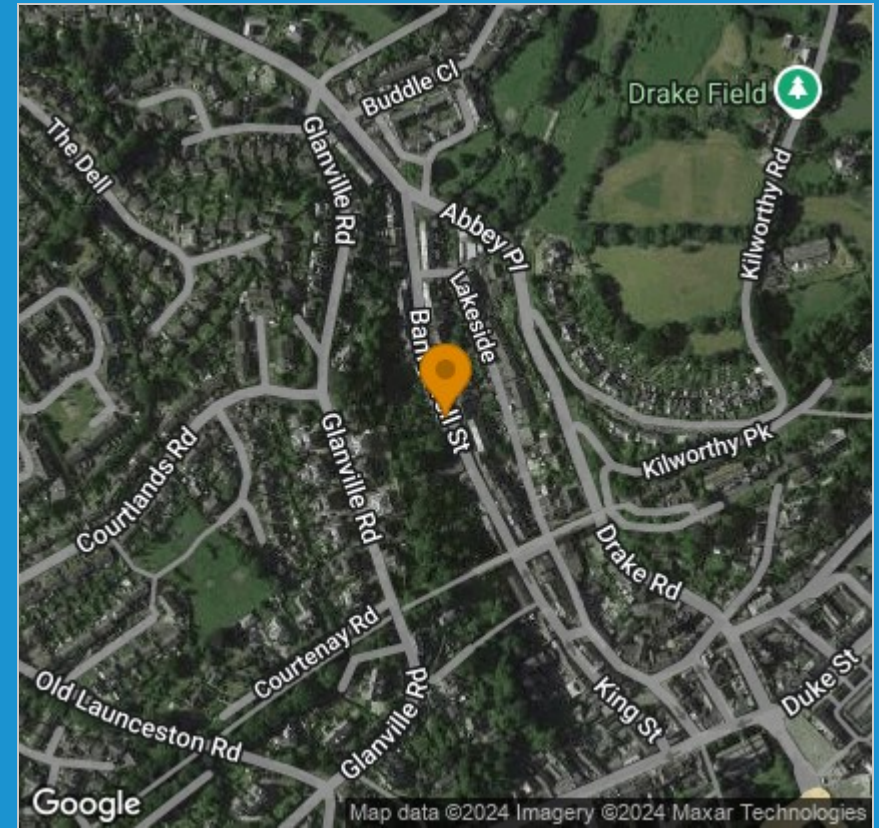




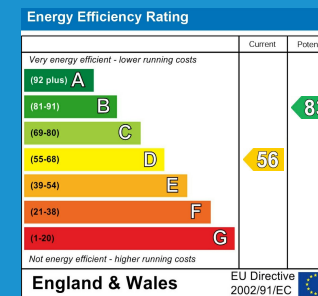
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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