



Town • Country • Coast



Abbotsfield Crescent  
Tavistock

Offers Over £400,000



# Abbotsfield Crescent

## Tavistock

Situated in a sought after cul-de-sac location is this fantastic family home boasting reams of potential. The property offers three bedrooms, spacious living accommodation and ample off road parking. Located on a quiet residential road just a stones throw from the bustle of the town centre, the property benefits from beautiful countryside views to the rear and large gardens.

On the ground floor the property offers spacious living accommodation. The living room benefits from double aspect windows and views of the front garden. A fireplace also creates a focal point for the room. To the rear of the property is a good sized dining room with a large bay window, allowing ample light to flood in and providing stunning views beyond the garden. This room is fantastic for family occasions. The kitchen is also rear aspect and has plenty of worktop space, wall and base units, perfect for storage. There is also a useful rear porch providing direct access to the garden. A handy W/C can also be found on the ground floor.

On the first floor, are two double bedrooms and a large single - and a family bathroom. The family bathroom can be found at the top of the stairs and benefits from a matching three piece suite with shower over the bath. Enjoying an outlook over the neat front garden, is the master bedroom, good in size and boasting built in storage. The second bedroom is rear aspect and offers stunning views of the rear garden and surrounding countryside.

There is an extensive gravel driveway offering parking for up to four cars and a single garage is found at the end of the drive. A well presented front garden offers the perfect space to enjoy a morning coffee. To the rear is the fantastic large garden, with well stocked flower borders and plenty of space for growing families. The property is in need of slight modernisation and has been much loved and cared for by the current vendor.





#### Entrance Porch

3'0" x 2'8" (0.93 x 0.83)

#### WC

4'2" x 2'8" (1.28 x 0.83)

#### Entrance Hall

#### Living Room

11'9" x 11'9" (3.59 x 3.60)

#### Dining Room

13'0" x 11'9" (3.97 x 3.60)

#### Kitchen

13'0" x 7'9" (3.98 x 2.38)

#### Rear Porch

6'5" x 3'8" (1.97 x 1.12)

#### First Floor Landing

7'9" x 7'3" (2.38 x 2.23)

#### Bedroom One

12'11" x 11'9" (3.95 x 3.60)

#### Bedroom Two

11'9" x 11'9" (3.60 x 3.59)

#### Bedroom Three

8'2" x 7'9" (2.51 x 2.38)

#### Bathroom

7'9" x 5'6" (2.38 x 1.70)

#### EPC

47/E

#### Tenure

Freehold

#### Services

Mains water, electricity, gas and drainage.

#### Council Tax Band

D

#### 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.

#### Directions

From Tavistock's Bedford Square proceed along Plymouth road and take the second turning at the Sir Frances Drake roundabout, then take the first left at the next mini roundabout. Proceed up Callington Road, where the turning for Abbotsfield Crescent can be found on the right hand side, the postcode is PL19 8EY.



## 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

