



Town • Country • Coast



Meadow Brook

Tavistock

Offers Over £247,500



3



1



1



C

Meadow Brook

Tavistock

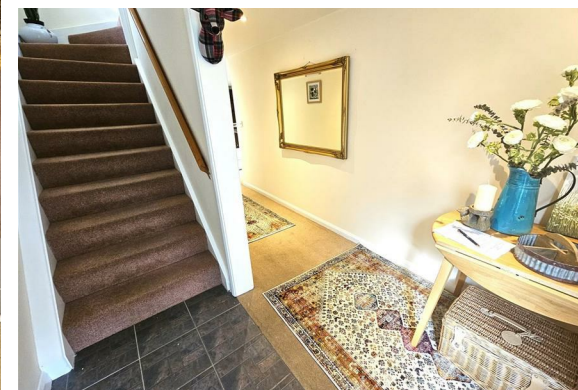
Situated close to the town centre is this detached three bedroom house, offering spacious accommodation which is mains gas fired centrally heated, together with integral garage, driveway providing off road parking and a lawned garden. Enjoying a pleasant outlook with views across the town and Catholic Church of the Lady of Assumption.

Offered with no onward chain and ready to move into, the accommodation briefly comprises; entrance hallway leading to an open plan kitchen/dining room with ample space for dining table and sofa if required. Built-in cupboard housing a mains gas fired boiler installed in 2022 and plumbing for washing machine. The kitchen is comprehensively fitted with an attractive range of wall and base units with space for a range cooker, available by negotiation. Useful breakfast bar and one and a half bowl sink unit.

Off the kitchen is the ever essential downstairs cloakroom and a door into the integral garage. Stairs from the hallway lead to the first floor landing which gives access to the spacious lounge, with a woodburning effect gas fire. From here a door gives access to the lawned gardens.

On the first floor are three bedrooms, one has an access door to the rear which could be blocked up if required. Two further bedrooms, one with built in storage cupboard. A bathroom boasts a shower over the bath.

The driveway provides off road parking and the integral garage has an electric door. The garage could be converted into living accommodation subject to necessary planning consents.





Entrance Hall

Kitchen / Dining Room

18'6" x 15'3" average (5.64 x 4.65 (5.63 x 4.64) average)

Cloakroom WC

Integral Garage

15'9" x 10'4" average (4.80 x 3.15 average)

First Floor Landing

Living Room

14'7" x 11'3" average (4.45 x 3.43 average)

Bedroom 1

10'9" x 10'9" average (3.28 x 3.28 average)

Bedroom 2

12'6" x 7'7" average (3.81 x 2.31 average)

Bedroom 3

8'0" x 6'11" average (2.44 x 2.11 average)

Family Bathroom

Tenure

Freehold

Services

Mains Gas, Electric, Water and Drainage

Council Tax Band

A

EPC

C/73

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. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

Directions

From Tavistock Town Centre, take Plymouth Road down to the Drakes Statue Roundabout and take the second exit. At the next mini roundabout take the first exit onto the A390 Callington Road. Take the next right into Boughthayes and follow the road up, where the property can be found at the top of the road.



Floor Plan



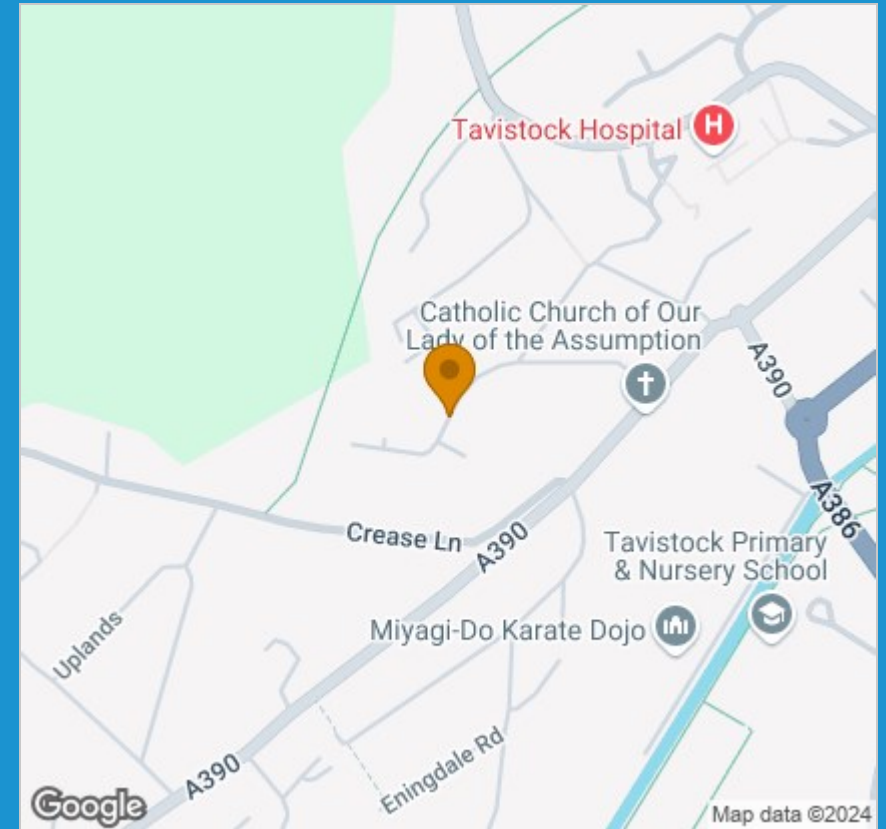
Viewing

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.

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.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

