



Town • Country • Coast



The Nook

Tavistock

Guide Price £230,000





## The Nook

Tavistock

Situated at the end of a no through road, only a short distance from the town centre, is this older style semi-detached three bedroom family home, together with drive and garage, south facing gardens with deck terrace enjoying superb views. Offered with no onward chain.

The accommodation comprises a welcoming Entrance Hall opening into a Conservatory/Dining room with sliding patio doors to the rear gardens and a door into a useful utility room (with restricted height ceiling) which comprises wall and base cupboards, worktops with sink unit and a wall mounted mains gas fired boiler.

From the hall, a door leads into the kitchen/breakfast room with an extensive range of wall and base units incorporating sink unit, gas hob and eye level double oven, space for dishwasher and fridge/freezer. A door into the inner hallway leads to the bathroom with electric shower over the bath, WC and basin. From the kitchen, French square paned doors lead into the lounge, with patio doors onto the decked terrace and a door to the rear lobby with stairs rising to the first floor. On the landing, access is given to the loft space and doors to three bedrooms and a separate cloakroom. Bedroom one boasts built-in wardrobes and superb views to the rear.

Outside, a drive leads to a garage with up and over door, power and light connected. Small gravelled area to the front and steps down to the front entrance door. To the rear of the property is an enclosed easy-to-maintain south-facing garden with decked terrace.







## Entrance Hall

### Conservatory/Dining Room

14'5" x 12'5" (4.40m x 3.80m)

### Utility Room

9'2" x 6'3" (2.80m x 1.93m)  
(restricted head height)

### Kitchen/Breakfast Room

13'1" x 10'11" (4.00m x 3.33m)

### Bathroom

13'0" x 5'1" max. (3.98m x 1.55m max.)  
Irregular shaped room.

### Lounge

13'5" x 12'0" (4.11m x 3.67m)

### Bedroom 1

10'0" x 8'5" max. (3.06m x 2.58m max.)

### Bedroom 2

9'9" x 7'7" max. (2.98m x 2.33m max.)

### Bedroom 3

8'5" x 6'2" (2.58m x 1.88m)

### Cloakroom

### Detached Garage

15'10" x 7'11" (4.85m x 2.42m)

### Services

Mains electricity, mains metered water, mains drainage and gas.

### Local Authority

West Devon Borough Council - Tax Band C.

### EPC

D67

### Tenure

Freehold

### 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

Following through Tavistock Town Centre along Brook Street and towards Parkwood Road, Shortly after Lawsons to your left hand side, there is a road on your left hand side signed Laburnum, follow the road up and continue to the top of this road into The Nook and the property will be found on the right hand side.





Floor Plan



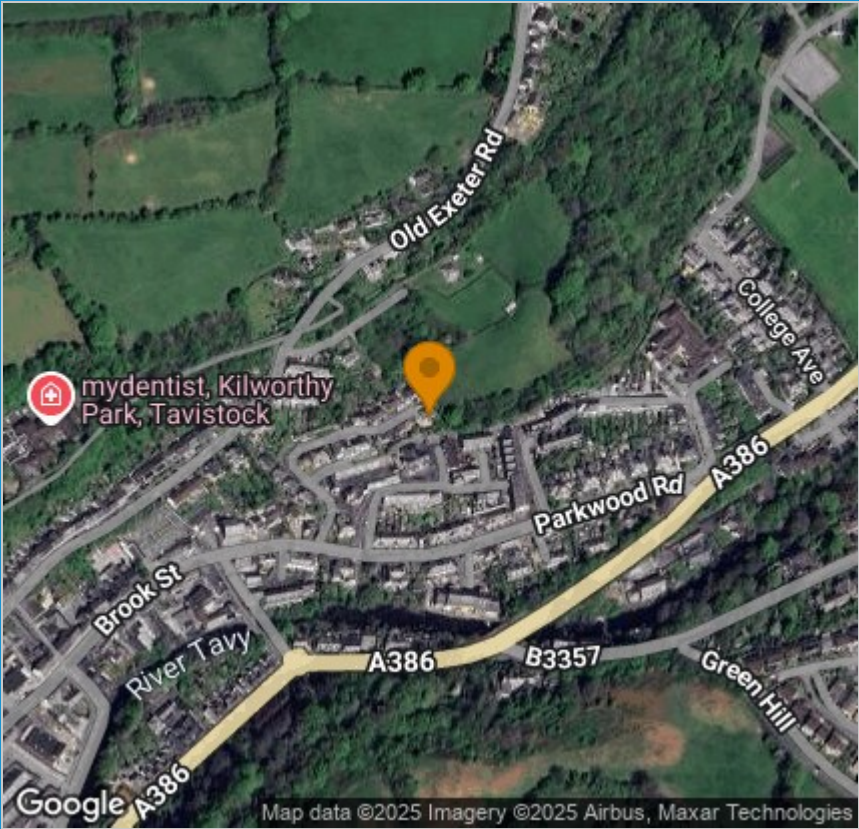
Viewing

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

