



Ford Street

Tavistock

Offers In Excess Of £270,000



4



2



2



E

Ford Street

Tavistock

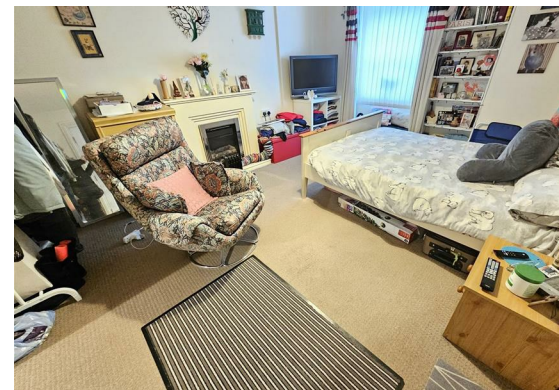
NO ONWARD CHAIN. Located on the edge of the heart of this famous heritage town is this large period family home offering versatile four bedroom accommodation, ideal for those with a dependent relative or teenager, together with gardens to the rear enjoying superb views.

The accommodation is arranged over four floors with flexible facilities such as two kitchens and two bathrooms. On the ground floor is a generous living room/bedroom 4, with kitchen, which then leads to a ground floor bathroom and door outside to a rear courtyard.

Stairs from the ground floor rise to generous living space, including a large lounge/dining room and a well-equipped kitchen. There are two double bedrooms on the second floor with a modern bathroom and a large attic room (bedroom 3) on the fourth floor.

The ground floor has been utilised by the current vendor for a Lodger and can provide a secondary income if required. Should those wishing to incorporate this ground floor within the main accommodation can do so and the vendors can provide a recent quote from a reputable local builder. More information is available from the agent.





Entrance Vestibule

Entrance Hall

Living Room/Bedroom 4

14'1 x 11'4 (4.29m x 3.45m)

Ground Floor Kitchen

12'6 x 9'6 (3.81m x 2.90m)

Ground Floor Bathroom

First Floor Landing

Leading to main accommodation

Kitchen

12'9 x 9'0 (3.89m x 2.74m)

Sitting/Dining Room

15'0 x 14'6 (4.57m x 4.42m)

Second Floor Landing

Bedroom 2

9'2 x 7'0 (2.79m x 2.13m)

Bedroom 1

15'1 x 11'2 (4.60m x 3.40m)

Family Bathroom

Third Floor

Bedroom Three

14'10 x 10'4 (4.52m x 3.15m)

Tenure

Freehold

Services

Mains gas, electricity, water and drainage.

EPC

E/50

Council Tax Band

C

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 proceed along West Street past the promenade of shops. Upon reaching the mini roundabout turn down the first exit into Ford Street and the property will be found on your right hand side before the next roundabout, with a For Sale board displayed.



Floor Plan



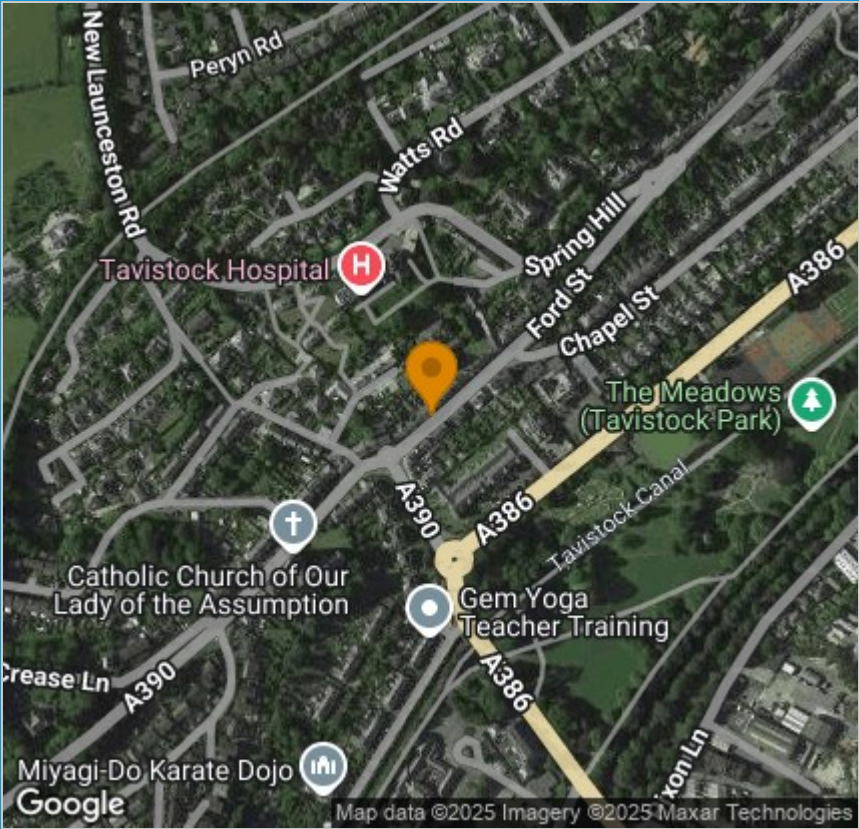
Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

