



Town • Country • Coast



West Street
Tavistock

Guide Price £299,950



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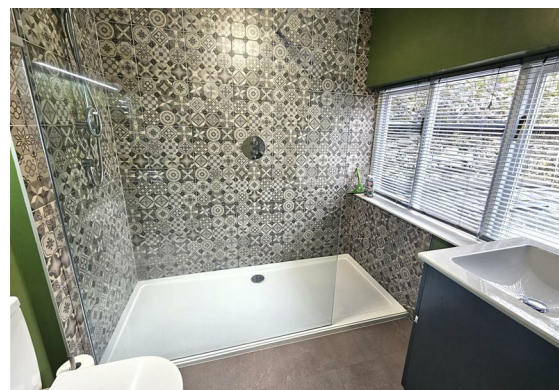
Situated only a few minutes walk from the heart of the town centre, is this immaculately presented charming period town house, offering spacious extended three bedroom accommodation, together with a generous elevated garden incorporating a detached Summerhouse to enjoy the stunning views across rooftops, the park and countryside beyond.

Boasting a wealth of features including timber panel doors, picture rails and open fireplace, yet combining contemporary, having been refurbished to include a new bathroom and kitchen/breakfast room fitted by the locally acclaimed Alto Interiors Ltd.

Comprising entrance hall, large double aspect lounge/dining room, kitchen/breakfast room with attractive units, incorporating carousel unit, modern sink unit, electric cooker, induction hob with extractor over, glass splashback and a walk-in larder. Door leading to the rear. A half landing on the first floor leads to a large shower room with an area useful for linen and storage, housing the mains gas fired boiler and a further opening into the shower area, with WC, basin and king size walk-in shower with mains fed shower over. There are three bedrooms, two are generous doubles and one single room.

Outside, a rear courtyard and steps lead up to the main lawned garden which has a shared path for the neighbouring two gardens. An insulated Summerhouse boasts a decked terrace for dining al fresco and enjoying the stunning views.





Entrance Hall

Lounge/Dining Room

21'8" x 10'7" (6.61m x 3.23m)

Kitchen/Breakfast Room

14'8" x 15'7" max (4.48m x 4.75m max)

Freestanding Island available by separate negotiation

First Floor Landing

Bedroom 1

12'6" x 10'1" (3.83m x 3.09m)

Bedroom 2

11'5" x 9'11" max. (3.48m x 3.03m max.)

Bedroom 3

9'4" x 6'5" (2.85m x 1.96m)

Shower Room

6'9" x 6'4" (2.06m x 1.95m)

Linen and Storage Area in Shower Room

6'1" narrowing to 3'3" x 12'6" (1.87m narrowing to 1.01m x 3.82m)

Tenure

Freehold

Services

Mains water, electricity, drainage and gas.

Local Authority

West Devon Borough Council - Tax Band B.

EPC

D61

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. Continue along this road and the property will be found on your right hand side before reaching the roundabout.



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

