



Town • Country • Coast



West Street

Tavistock

Guide Price £275,000



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Situated within a very short walk of this bustling town centre, is this recently refurbished Grade II Listed mid terraced Townhouse. Having been much improved to include replacement sash windows, a new Howdens Kitchen, a luxury en suite shower room, new downstairs cloakroom, decorated and carpeted to the majority of rooms.

Retaining much original charm and character, you enter the sitting room which boasts a woodburning stove, timber flooring and being open plan to the kitchen. Windows to the front elevation let in plenty of natural light and bespoke handmade shutters with deep sills, one with cupboards below for extra storage. The kitchen has been carefully designed with high gloss units under durable and non porous Corian worktops, with inset sink and drainer, together with integrated appliances including dishwasher, fridge/freezer, Bosch eye-level oven and induction hob. Recessed cupboard housing the combination gas boiler. The breakfast bar allows you to have barstools for dining, although the sitting room has ample space for a table and chairs. This room is complemented by exposed beams and stonework, with stairs rising to the first floor and a doorway into the rear lobby and utility room with washing machine and worktop with space below. From here a door leads into the re-fitted downstairs cloakroom with vanity basin and WC with concealed flush.

On the first floor, timber doors give access into two double bedrooms, both with exposed stonework and fireplace recesses, sash windows to front with shutters and deep sills. From the landing stairs then lead up to the second floor master suite with impressive exposed 'A' frames and beams, sash windows with deep sills and shutters, incorporating a luxury en suite shower room, with large walk in shower, mains fed rainfall and separate shower head over, heated towel rail, vanity basin and WC with concealed flush.

A small rear courtyard is a useful space for bins and recycling.





Open Plan Kitchen/Sitting Room

20'6" x 12'2" max (6.25m x 3.71m max)

Utility Room

Downstairs Cloakroom

First Floor Landing

Bedroom 2

9'7 x 8'6 (2.92m x 2.59m)

Bedroom 3

13'7 x 9'1 (4.14m x 2.77m)

Second Floor Master Suite

21'0 x 14'8 (6.40m x 4.47m)

Incorporating En Suite Shower Room

Services

Mains water, electricity, drainage and gas.

EPC

D55

Local Authority

West Devon Borough Council - Tax Band B

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

From Tavistock Town centre proceed along West Street. Continue along this road and the property will be found on your right hand side with our For Sale Board displayed.



Floor Plan



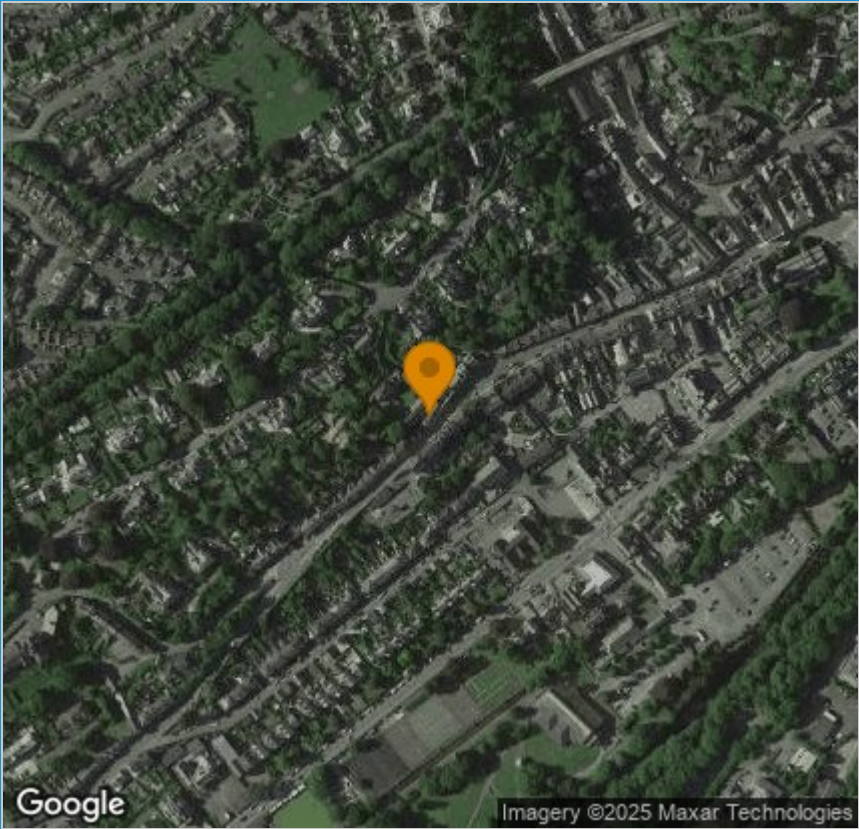
Viewing

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.

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Area Map



Energy Efficiency Graph

