



Town • Country • Coast



Plymouth Road, Tavistock

Guide Price £699,950



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Plymouth Road

Tavistock

Situated in the heart of this heritage town is this dominant Grade II Listed Regency Townhouse offering scope for dual family occupancy, with potential to upgrade a self contained apartment, incorporated within the current accommodation. Altogether offering four doubles and one single bedroom, three reception rooms and three bathrooms. Boasting formal enclosed gardens to front and rear with off road parking for two cars plus a detached garage.

Elegant character features of the period are shown in this Grade II Listed family home, such as high ceilings with ornate classic roses, plasterwork to walls, marble fireplaces to the formal rooms. Turned balustrade and large rooms offer sophisticated space for growing or extended family living.

Arranged over three floors, the lower ground floor has a master bedroom with en suite and a study/dressing room. Two further doubles and a large shower room. There is a useful Cellar, which could be an ideal wine store or for storage, with secure gate leading to the front of the house. On the ground floor, principal double and triple aspect rooms include the drawing room, dining room and kitchen. On the first floor, currently arranged as a self contained apartment with kitchen, sitting room, double bedroom and bathroom.

To the front of the property a gate and private entrance leads to formal gardens with extensive patio area, seating areas and mature flowering shrubs. Accessed from the rear are two off road parking spaces and a detached garage with electric door. Steps lead to the enclosed private rear gardens with lawn, raised flower beds, feature Well, large patio area, well stocked shrub and flower borders, pergola with established climbing shrubs and steps to the parking. Potting shed, outside tap and security lighting.

Enjoying a prominent location to the town centre and stunning views across 'The Meadows'.

Viewings are strictly by appointment only.



GROUND FLOOR

Entrance Vestibule 20'2" x 4'7" (6.17m x 1.42m)

Drawing Room 22'5" x 13'7" (6.84m x 4.15m)

Dining Room 18'6" into bay x 13'8" (5.66m into bay x 4.17m)

Inner Hall

Kitchen 18'4" x 12'4" (5.61m x 3.76m)

LOWER GROUND FLOOR

Bedroom 1 13'7" x 15'10" (4.15m x 4.84m)

En Suite Shower Room 7'2" x 5'10" (2.20m x 1.78m)

Study/Dressing Room 5'10" x 5'4" (1.78m x 1.65m)

Bedroom 2 13'8" x 12'11" (4.19m x 3.95m)

Bedroom 3 12'4" x 10'4" (3.77m x 3.17m)

Shower Room Irregular Shape 8'7" x 3'8" max (2.64m x 1.14m max)

FIRST FLOOR

Landing

Sitting Room 14'3" x 13'5" (4.35m x 4.10m)



Directions



Kitchen 11'6" x 8'2" plus door recess (3.52m x 2.50m plus door recess)

Bedroom 4 13'10" x 11'8" (4.23m x 3.58m)

Bathroom 7'2" x 5'6" (2.20m x 1.68m)

Tenure
Freehold

Services
Mains gas, electricity, water and drainage.

Council Tax Band
F

EPC
E45

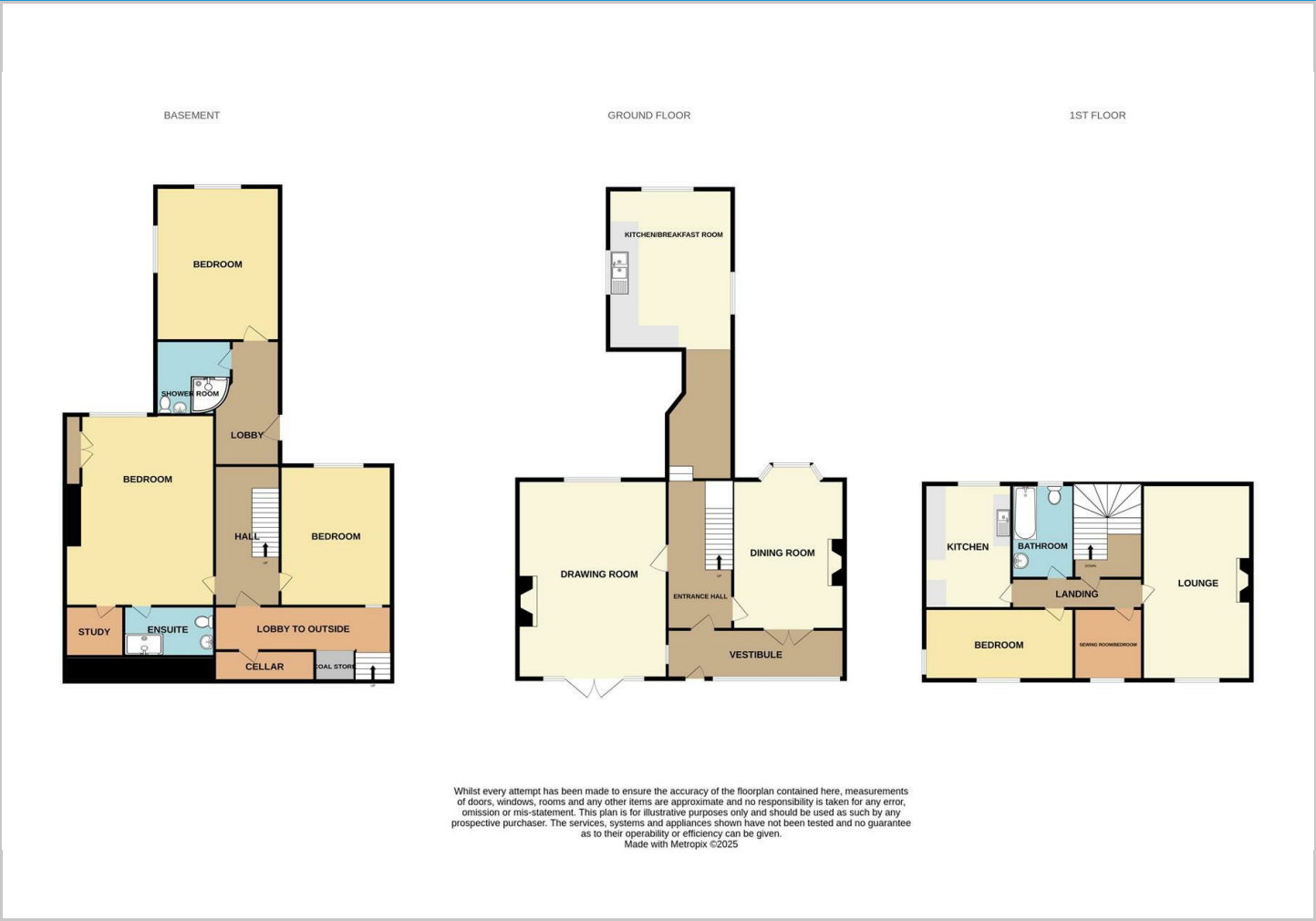
Situation
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both 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 down Plymouth Road towards Drake's Statue where the property can be found on the right. Parking can be accessed via Chapel Street.

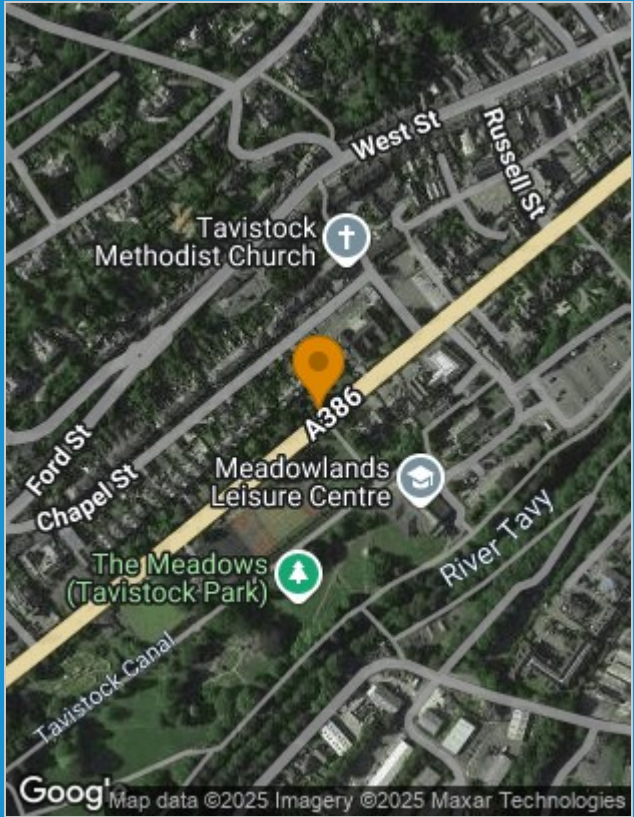




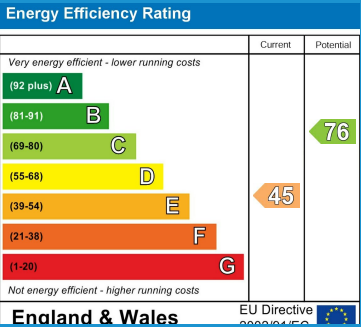
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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