



Town • Country • Coast



Hawthorn Road

Tavistock

Guide Price £280,000





## Hawthorn Road

Tavistock

Occupying a sought after location is this well presented spacious family home offering three bedrooms and two reception rooms. Extensive driveway provides ample parking and generous rear level enclosed gardens.

The accommodation, which is mains gas centrally heated, comprises an entrance hall with stairs to the first floor. Double doors open into a good sized light and airy living room, fireplace which could be re-instated if required, subject to any necessary checks. From here, double doors take you into the kitchen/diner offering breakfast bar and range of wall and base units, incorporating a 1.5 bowl sink unit and space for white goods, wine rack, space for an American Fridge Freezer, wall mounted gas fired combination boiler and a door leading to the rear garden. From the dining area an open leads to the conservatory bringing in more natural light and a pleasant space to relax.

On the first floor are three bedrooms, two of which boast built-in wardrobes. Pleasant views are enjoyed. A modern newly fitted bathroom benefits a vanity basin and low level WC with concealed flush, bath with electric shower over and aqua boarding to water sensitive areas.

To the front is a large brick paved driveway providing ample off road parking for several vehicles. Double gates to the side, wide enough for a vehicle, lead to the side patio, useful timber store shed and enclosed lawned gardens with corner gravelled seating area.







## Entrance Hall

## Sitting Room

13'6" x 12'5" (4.14 x 3.79)

## Kitchen

15'7" x 10'5" (4.77 x 3.18)

## Family/Dining Room

19'3" x 8'7" (5.88 x 2.62)

## First Floor Landing

## Bedroom 1

13'0" x 8'8" (3.98 x 2.66)

## Bedroom 2

9'4" x 9'1" (2.85 x 2.79)

## Bedroom 3

10'0" x 6'8" (3.07 x 2.04)

## Bathroom

## Tenure

Freehold

## Services

Mains electricity, gas, drainage and metered water.

## Council Tax Band

C

## EPC

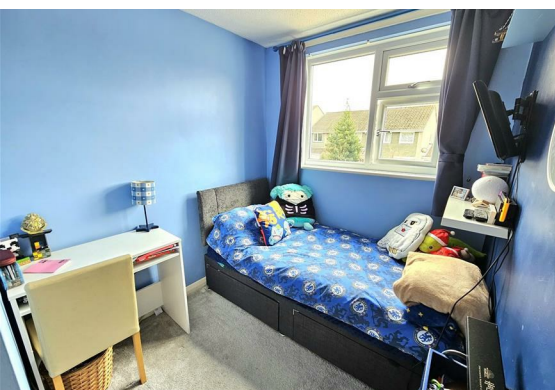
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## Situation

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

As you travel along the A386 from Tavistock town centre passing Tesco, turn left into Bishopsmead. Continue along Hawthorn Road and the property will be found on the left hand side.





Floor Plan



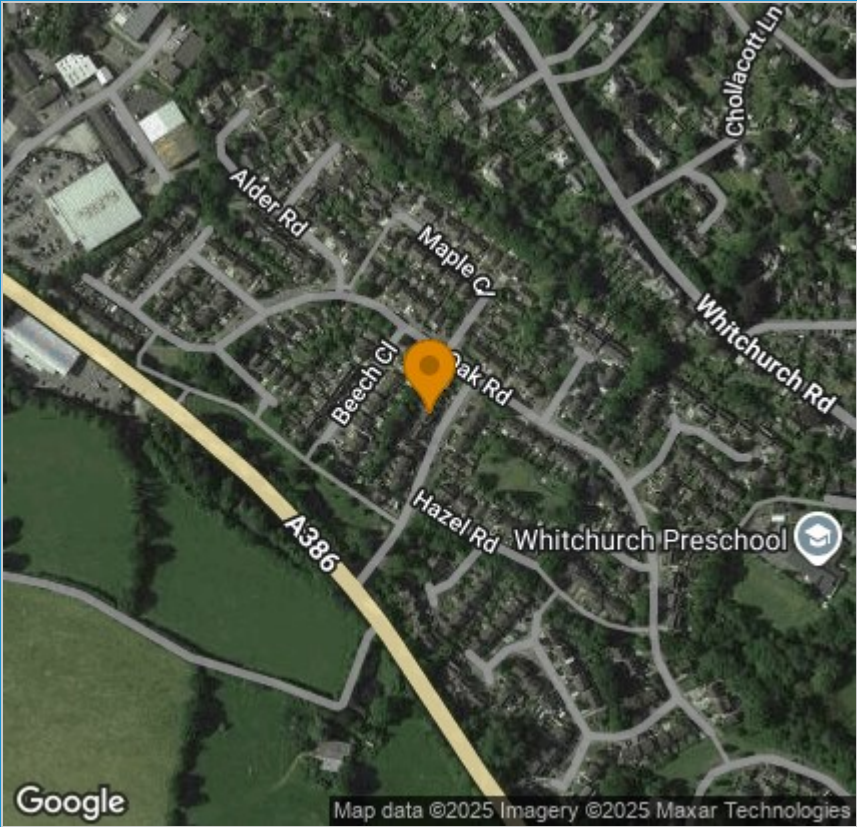
Viewing

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

