



Town • Country • Coast



Shelley Avenue

Tavistock

Guide Price £385,000



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Tavistock

Offered with NO ONWARD CHAIN is this well-presented link-detached, family home offering spacious accommodation with four bedrooms and two bathrooms. The house layout would also suite retirement downsizing and working from home. Located within a very sought after location in a quiet cul-de-sac and within walking distance of both the town and moorland.

A large entrance porch with sliding double door cloak cupboard opens into a spacious double aspect lounge/dining room. Double doors lead to the ground floor bedroom/second reception room or study, which has patio doors to the rear garden and a door to an en suite shower room, with electric shower. A modern kitchen boasts a range of wall and base units incorporating built-in electric oven, gas hob, 1.5 bowl sink unit and wall mounted mains gas fired boiler. A door leads to the rear garden.

On the first floor are two double and one single bedrooms. From the landing there is a family bathroom with bath and mains fed shower, linen cupboard and ladder access to a part-boarded loft.

Front garden area with driveway providing parking and access to a single garage. A pathway and gate leads to the enclosed rear garden with patio and lawn bordered by an abundance of colourful mature shrubs and established beds. Outside tap and lighting. Steps up to the rear of the kitchen and the ground floor bedroom/reception room.





Entrance Porch

5'11" x 5'2" (1.82m x 1.58m)

Lounge/Dining Room

22'7" x 17'3" max (6.89m x 5.27m max)

Kitchen

7'10" x 12'3" (2.40m x 3.75m)

Ground Floor Bedroom 4

13'9" x 8'5" (4.21m x 2.59m)

En Suite Shower Room

First Floor Landing

Bedroom 1

12'5" x 10'11" max (3.81m x 3.35m max)

Bedroom 2

10'11" max x 9'11" (3.35m max x 3.03m)

Bedroom 3

8'4" x 8'2" (2.55m x 2.51m)

Bathroom

7'11" x 5'11" (2.42m x 1.81m)

Garage

16'5" x 8'3" (5.01m x 2.53m)

Tenure

Freehold

Services

Mains water, electricity, drainage and gas.

EPC

D66

Local Authority

West Devon Borough Council - Tax Band

Situation

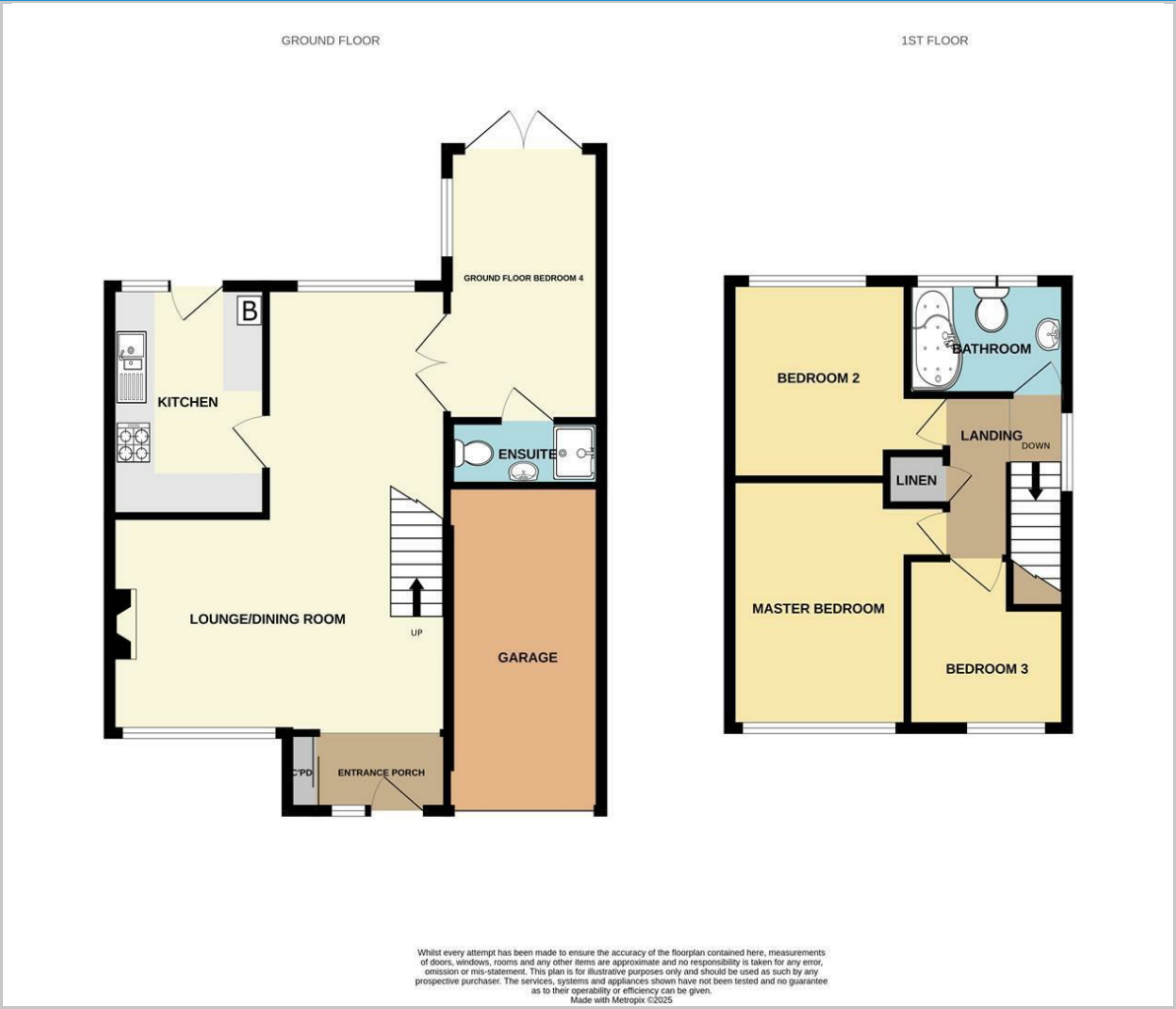
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the 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 up Whitchurch Road, turning left into Down Road. After a short distance up the hill turn left into Down Park Drive and at the T junction turn Right onto Chaucer Road and then the second left into Shelley Avenue where the property can be found at the end of the cul-de-sac.



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

