



Town • Country • Coast



Old Exeter Road  
Tavistock

Guide Price £300,000





## Old Exeter Road

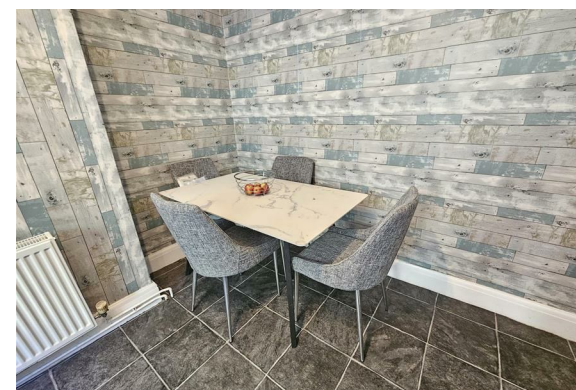
### Tavistock

Situated just a short walk from the shops and heart of Tavistock's town centre is this substantial period family home, offering good sized three bedroom accommodation, gardens to front and rear and off road parking for two cars. No onward chain. The property was re-roofed in 2020 and had cavity wall insulation in 2008 with a 25 year guarantee.

Steps up from the off road parking area lead to the front entrance porch. A front door leads into the hallway with stairs rising to the first floor, two deep understairs storage cupboards, one housing a recently installed mains gas fired boiler. To the rear is a useful porch which could be used as a study/office. A good sized kitchen/diner boasts an excellent range of wall and base units under square edge worktops incorporating a 1.5 bowl sink unit and space for white goods. Ample dining table space. To the front of the house is the generous sized lounge, with bay window enjoying views over the town and countryside beyond.

On the first floor, a porthole window gives a glimpse of the town and church. The loft hatch gives access to a part boarded loft with ladder. There are three bedrooms, being two doubles and one single. The main bedroom enjoys views from the bay window. The second double bedroom has a double built-in wardrobe and overlooks the rear gardens. A family bathroom is fitted with a white suite with bath and shower over, vanity unit with basin and low level wc.

Off road parking for two cars and steps up to the front lawned gardens, with views across the town, countryside and the church. A path to the side leads to the rear with storage area for bins and recycling, small store shed and steps up to the lawned rear gardens, bordered by mature hedging. Superb views are enjoyed. Outside tap.







## Entrance Hall

### Lounge

14'6" into bay x 10'10" (4.43m into bay x 3.32)

### Rear Porch/Utility

9'6" x 6'3" (2.91m x 1.92m)

### Kitchen/Diner

12'5" x 10'6" (3.80m x 3.22m)

## First Floor Landing

### Bedroom 1

14'7" into bay x 10'7" (4.45m into bay x 3.25m)

### Bedroom 2

12'6" x 10'7" (3.82m x 3.24m)

### Bedroom 3

7'0" x 6'3" (2.15m x 1.93m)

### Bathroom

8'10" x 6'2" (2.70m x 1.90m)

## Services

Mains water, electricity, drainage and gas.

## Local Authority

West Devon Borough Council - Tax Band C

## EPC

D68

## Tenure

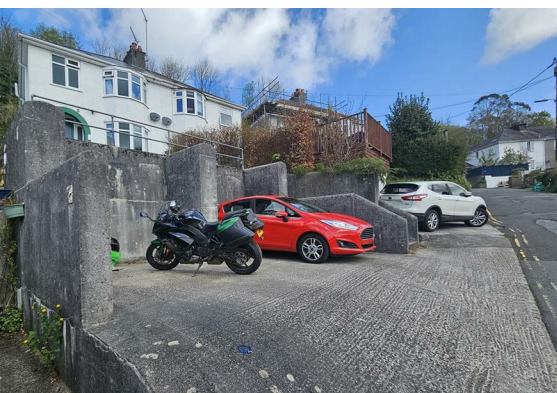
Freehold

## 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 the town Bedford Square, proceed up the hill towards Brentor and take the first right then bear left into Old Exeter Road, continue up the hill and the property will be found on the left hand side with off road parking.





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

