



Town • Country • Coast



College Avenue

Tavistock

Offers In Excess Of £275,000



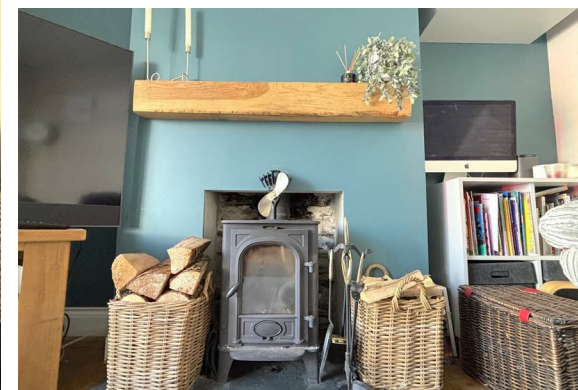
College Avenue

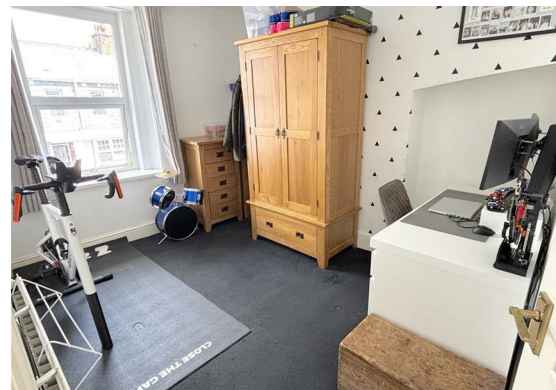
Tavistock

Situated towards the end of a quiet no through road within level walking distance of Tavistock Town Centre is this well presented, mid terrace family home with two reception rooms, a recently fitted modern kitchen and a large loft room.

The living room boasts a bay window letting in plenty of natural light and a focal fireplace with wood burner for cosy winter evenings. A separate dining room provides space for entertaining and family meals. The kitchen was fitted less than a year ago, with quartz worktops integrated oven and induction hob. There is also a breakfast bar with seating. Double doors lead out onto the garden. Upstairs there are two double bedrooms and a bathroom with white bath, basin and WC and a separate corner shower. A further staircase leads up to a large loft room with two sizeable Velux windows and under eaves storage.

Outside, there is a low maintenance gravelled front garden and to the rear is a generous, level and enclosed rear garden, mainly laid to lawn, with a children's play area to the rear and a shed. There is also a covered area next to the kitchen, perfect for storage.





Entrance Hall

Living Room

13'3" x 10'7" (excluding bay) (4.04 x 3.23 (excluding bay))

Dining Room

11'10" x 9'6" (3.63 x 2.91)

Kitchen

13'8" x 9'6" (4.17 x 2.92)

Bedroom 1

8'2" x 10'11" (2.50 x 3.33)

Bedroom 2

9'4" x 8'10" (2.86 x 2.71)

Bathroom

8'6" x 6'9" (2.61 x 2.08)

Loft Room

15'3"(max) x 13'6" restricted head height (4.65(max) x 4.13 restricted head height)

Tenure

Freehold

Services

Mains electricity, gas, water and drainage.

Council Tax Band

B

EPC

D/57

Agent's note

There is a right of way for access across the neighbour's garden.

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 Duke Street into Brook Street continuing into Parkwood Road. at the end of this road, turn left onto the A386 and take the next left into College avenue. Proceed down towards the end of the road where the property will be found on your left.



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

