



Town • Country • Coast



Old Exeter Road

Tavistock

Guide Price £300,000



3



1



2



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Old Exeter Road

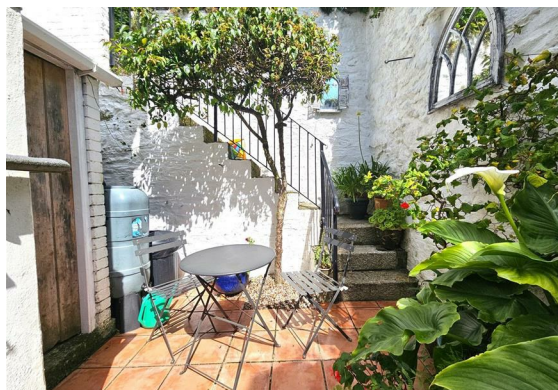
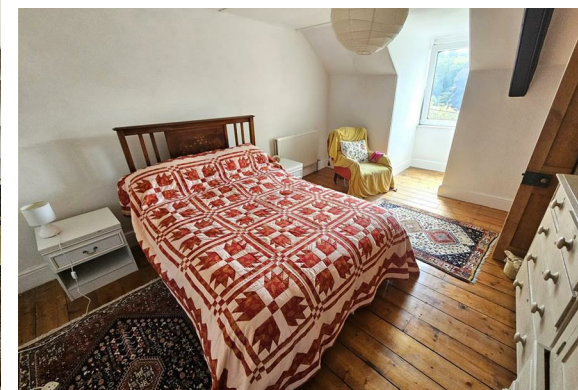
Tavistock

Located close to the heart of the town is this beautifully presented town house, arranged over three floors. Offering three double bedrooms & two reception rooms, with the second floor bedroom enjoying superb views. A Mediterranean style courtyard and further lawned gardens enjoying views. Resident permit parking is available on street.

Many period features include exposed floorboards, timber doors, tiled flooring and sash windows. The entrance hall opens into a good sized dining room, which overlooks the rear courtyard and French doors into the generous sitting room, with attractive cast iron and tiled open fireplace. From the dining room, a door leads into the kitchen, which has recently been refitted with a modern two tone style traditional kitchen, incorporating a ceramic 1.5 bowl sink under square edge worktops, integrated fridge, gas hob and eye level double oven. A door leads out to the sun trap courtyard and outside store housing the wall mounted gas fired combination boiler.

On the first floor there is a large airing cupboard with double doors and leading to the master bedroom boasting two windows to front, exposed floorboards and fitted mirrored wardrobes to one wall, providing ample storage space. On this level is a further double bedroom and well fitted shower room. The shower cubicle has a mains fed shower over. WC and overmount bowl vanity sink are provided. Stairs from the first floor rise up to the second floor double bedroom, with exposed A frames, floorboards and this room enjoys views to the front.

To the rear of the property, steps from the courtyard rise up to a further patio area and lawn, bordered by mature hedges. A timber garden store and small patio.





Entrance Hall

Lounge

12'10" x 11'4" (3.92m x 3.47m)

Dining Room

13'9" x 12'10" (4.21m x 3.92m)

Kitchen

12'4" x 6'9" (3.77m x 2.07m)

First Floor Landing

Bedroom 1

13'2" x 13'1" (4.03m x 3.99m)

Bedroom 2

12'11" x 8'8" (3.95m x 2.66m)

Shower Room

8'0" x 6'10" (2.46m x 2.10m)

Second Floor Landing

Bedroom 3

14'7" x 11'10" (4.46m x 3.63m)

Outhouse

Housing the mains gas fired Boiler.

Garden Store Shed

Services

Mains water, electricity, drainage and gas.

Local Authority

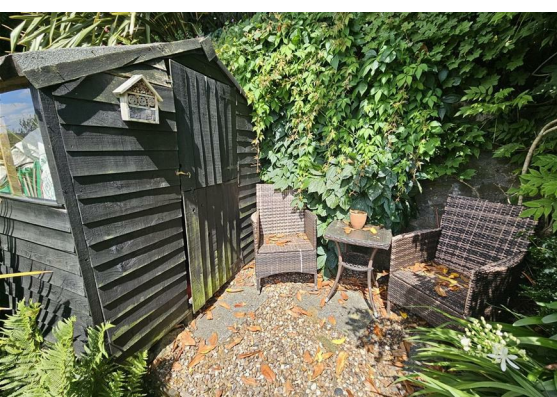
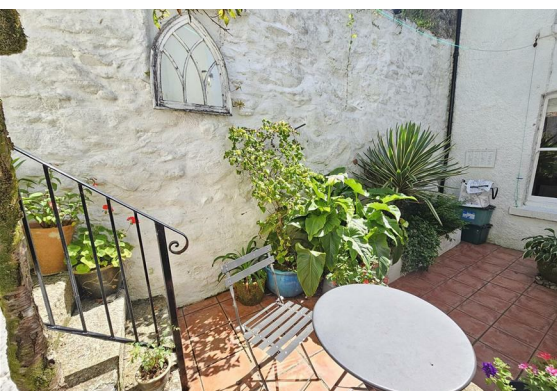
West Devon Borough Council - Tax Band B.

EPC

D - 64

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.



Floor Plan



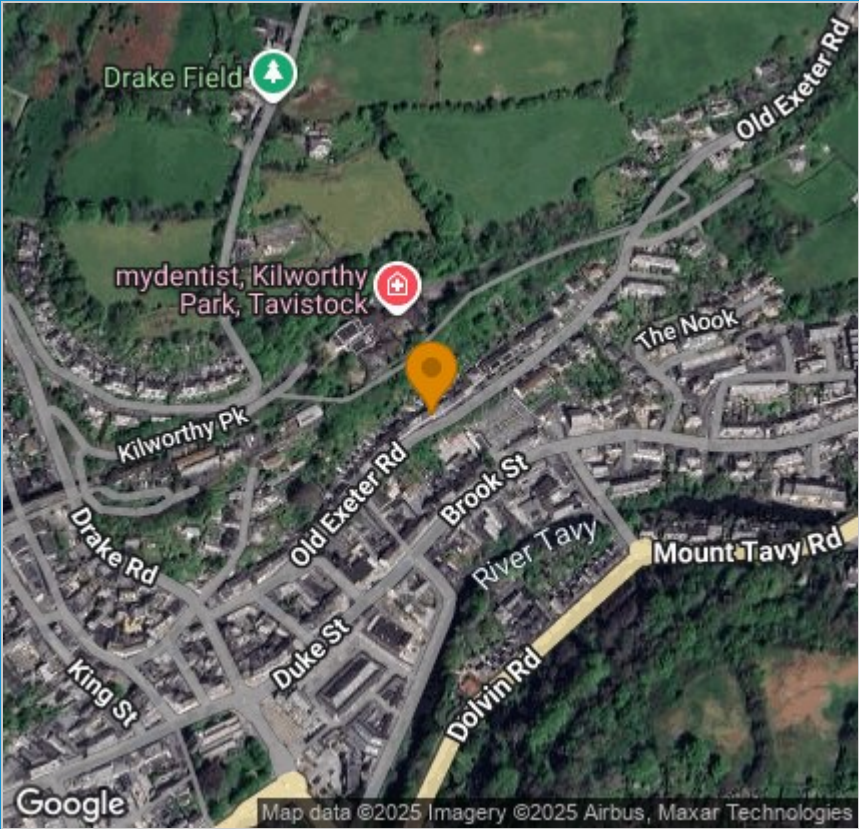
Viewing

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

