



Town • Country • Coast

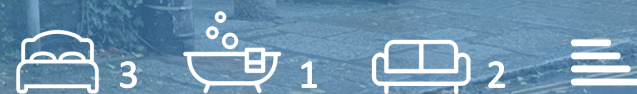


West Street

Tavistock

Offers In Excess Of £250,000

WEST STREET



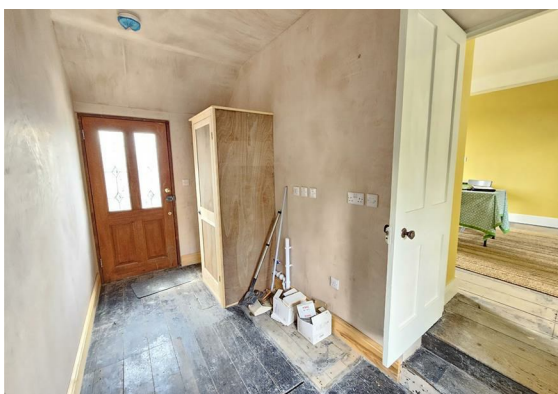
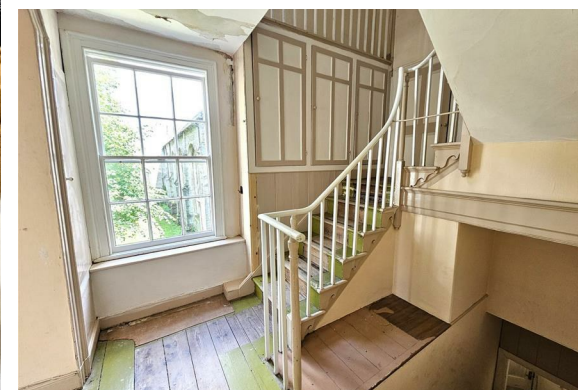
West Street

Tavistock

This Grade II Listed Maisonette has been in the same family since the 1920s until the late 1960s and is available on the open market for the very first time. Offering notably large accommodation, arranged over two floors, the versatile accommodation comprises two large reception rooms, three double bedrooms and the benefit of a rear courtyard.

Ripe for modernisation, yet having been rewired and replumbed, the property is now a blank canvas for the most discerning buyer to create to their own taste. This beautiful maisonette apartment is situated in the very heart of this bustling town, with everything close to hand, including shops, restaurants, amenities and recreational facilities. Many character features could be retained, such as high ceilings with picture rails, exposed floorboards and sash windows.

The entrance is opposite the Church and stairs rise to a large first floor landing with ample cupboard storage space, then door leading to the 24'ft drawing room, enjoying a double aspect towards the church and town centre. A quirky bathroom has a large walk-in shower, basin and wc. There are two further large rooms, one could be the main bedroom and the other a more formal dining room. The kitchen/breakfast room has a utility room off and a door to a small area for a table and chairs, with steps down to a courtyard garden. On the second floor are two further large double bedrooms and a store/box room.





Entrance Vestibule

First Floor Landing

Drawing Room

24'10" x 13'5" (7.57m x 4.10m)

Bathroom

14'9" x 9'6" (4.50m x 2.92m)

Bedroom 1

13'7" x 14'9" (4.16m x 4.52m)

Dining Room

14'9" x 12'10" (4.52m x 3.93m)

Kitchen/Breakfast Room

18'3" x 12'5" (5.57m x 3.80m)

Utility Room

13'3" x 5'9" (4.05m x 1.76m)

Second Floor Landing

Bedroom 2

16'10" x 9'11" (5.14m x 3.03m)

Bedroom 3

15'2" x 13'7" (4.64m x 4.15m)

Store/Box Room

9'8" x 6'5" max. (2.95m x 1.98m max.)
Irregular shaped room.

Tenure

Leasehold. 999 years from 2025. More details to be confirmed.

Services

Mains water, drainage and electricity.

EPC

TBC

Council Tax Band

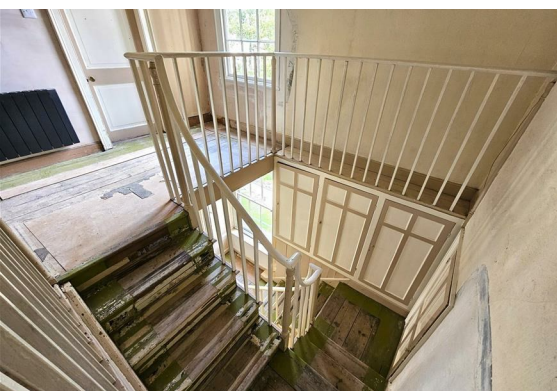
TBC

Situation

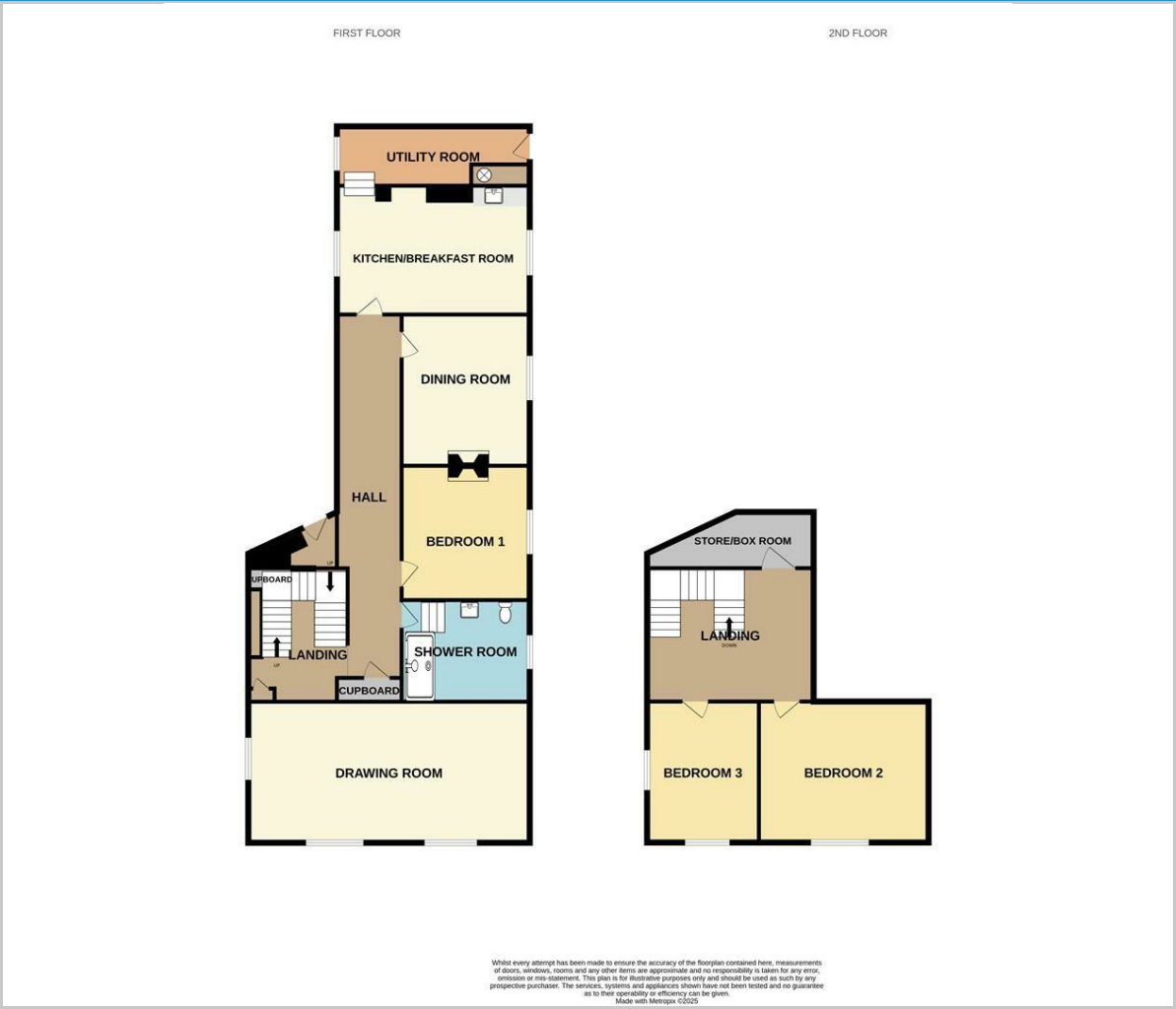
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the 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.

Agents Note

There is a right of way to the rear for access to the rear of the shop below.



Floor Plan



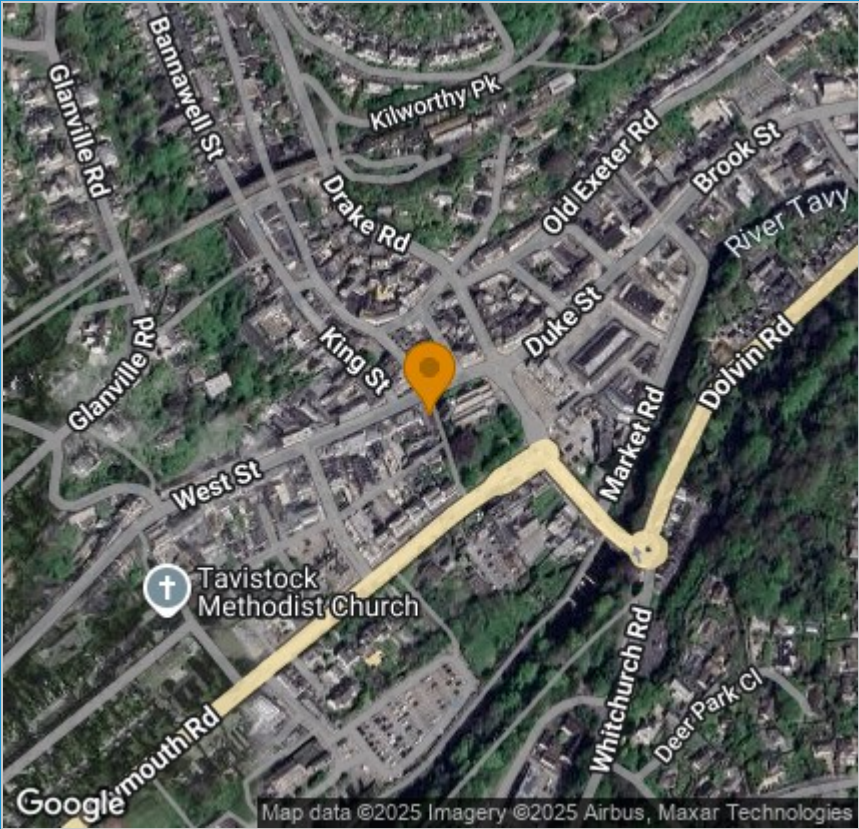
Viewing

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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Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph