



77 Lyd Gardens, Tavistock, PL19 9HU  
£225,000

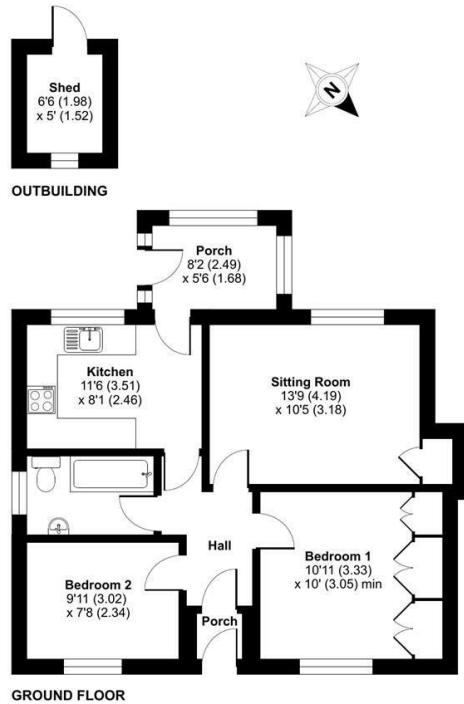




- 2 Bedroom
- Cul-De-Sac
- No Onward Chain
- Semi-Detached Bungalow
- Close Proximity to Dartmoor
- Driveway Parking

### Lyd Gardens, Tavistock, PL19

Approximate Area = 645 sq ft / 59.9 sq m  
 Outbuilding = 32 sq ft / 2.9 sq m  
 Total = 677 sq ft / 62.8 sq m  
For identification only - Not to scale



**GROUND FLOOR**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©inchroom 2023. Produced for Poppy Field Estate Agents Limited. REF: 1023191

Energy Efficiency Rating	
Current	Potential
65	84

Very energy efficient - lower running costs

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
65	84

Very environmentally friendly - lower CO<sub>2</sub> emissions

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



### Accommodation

This charming semi-detached bungalow with two bedrooms is nestled in a quiet cul-de-sac within the Greenlands estate in Tavistock has reams of potential. The property comprises of two double bedrooms, a cosy lounge, a well-appointed bathroom, and a versatile kitchen/diner area.

### Outside

At the back of the South facing property you'll find a gravel patio garden, complete with a shed and plenty of flowerbeds, offering a great space for enthusiastic gardeners to enjoy! At the front, there's an additional patio area, along with more flowerbeds and driveway parking for two cars.

### Situation

Tavistock, nestled in the heart of a breathtaking natural landscape, is a charming West Country Market Town and World Heritage site. This idyllic town boasts an array of attractions, from its shopping scene to its variety of schools and recreational opportunities. Wander through Tavistock's town centre, and you'll be greeted by a bustling ambiance, with local independent shops, quaint cafes, and inviting pubs. A stroll through the meadows park presents an enchanting canal walk, unveiling glimpses of the town's rich history. And if you wish to reach the town centre from this property, a quick drive or a leisurely walk will lead you there, where you can conveniently access a regular bus service to Plymouth, opening up transport links to further explore the region. Additionally, just a short walk from the property and you are able to access Dartmoor and explore the wonderful landscapes it has to offer.

### Services

The property is connected to mains water, drainage, gas and electricity. The council tax is West Devon, band B.

### Disclaimer

The information presented serves only as a guide and should not be regarded as a factual statement, representation, or guarantee.

