



TAVISTOCK

GUIDE PRICE. **£420,000**

Spacious Victorian 3 Bedroom Semi-Detached Home

 3 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: E (45)

**MILLER**
TOWN & COUNTRY



- » Level Walk to Town
- » Original Features & High Ceilings
- » Beautifully Presented
- » 2 Reception Rooms, 3 Double Bedrooms
- » Gas Central Heating Throughout
- » Large Loft with Velux Windows
- » Front & Rear Gardens, Parking for 2 Cars
- » No Onward Chain

The Property

Situated on a level walk to the town centre, this beautifully presented Victorian semi-detached home offers plenty of original features throughout as well as high ceilings and modern double-glazed sash windows giving plenty of natural light to each room. Greeted by a tiled floor, original sash windows and stained-glass in the porch, the ground floor flows through to the spacious living room which has a bay window and log burner. There is a separate dining room with flexible use and a useful shower room just across the hall. The kitchen has good storage and space for a small breakfast table and leads on to a utility room at the rear. Upstairs the split landing offers enough room to house a desk and gives access to three double bedrooms and main bathroom.

Location

The market town of Tavistock provides good shopping amenities and schools along with riverside park, leisure centre and theatre all based around the beautiful countryside of Dartmoor National Park. Ideally located with easy access to the nearby maritime city of Plymouth which offers an excellent retail and commerce centre as well as road, rail and ferry links.



Not to Scale. Produced by The Plan Portal 2024
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Accommodation

Ground Floor

Porch 5'00" x 9'01"

Hall

WC/Shower Room 4'00" x 11'08"

Living Room 13'03" x 16'09"

Dining Room 12'11" x 9'05"

Kitchen 11'11" x 9'01"

Utility Room 4'11" x 9'08"

Mezzanine

Bedroom 3 12'02" x 10'00"

First Floor

Bedroom 1 10'00" x 13'02"

Bedroom 2 10'00" x 13'03"

Bathroom 6'02" x 12'10" (Into shower cubicle)

Outside

At the front there is a gated gravelled drive with parking for two cars and a lawn with mature hedge boundaries providing privacy. A gate leads to the rear with a patio seating area overlooking the lawn and flowerbed borders and leads to a private patio with room for small hot tub. There is a wooden shed and a stone shed, and the garden is surrounded by wall and fence boundaries.

Services: Mains gas, electricity, water and drainage.

Council Tax Band: D

Tenure: Freehold



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VIEWING:

Strictly through the vendor's sole agents
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