



TAVISTOCK

O.I.R.O. £575,000

Impressive 4/5 Bedroomed Victorian Villa

 4/5 Bedrooms  2 Bathrooms  2/3 Reception Rooms  EPC Rating: E (53)

**MILLER**  
TOWN & COUNTRY



- » Stunning Victorian Villa
- » 4 Double Bedrooms
- » Large South Facing Gardens
- » Parking
- » Gas Central Heating
- » Easy Access to Town Centre

## The Property

Impressive Victorian villa situated in the heart of town in a quiet tucked-away location. The property has been sympathetically modernized by the current owners over the last twenty-five years, and yet retains a good deal of its original charm and character. With large south facing sash windows and high ceilings the property has a light and airy feel throughout. The accommodation is spread over four floors, and the property and garden enjoy pleasant rooftop views over the town and beyond to surrounding countryside. There is a large stone porch to the side, leading into a spacious reception hall, off which is a generous sitting room and large farmhouse style kitchen/dining room along with a conservatory. Stairs lead down from the reception hall to the lower ground floor where there is a further reception room/bedroom 5, utility room and ground floor WC. On the first and second floors are two large double bedrooms, with a central bathroom/WC on each floor.

**Location:** The market town of Tavistock provides good shopping amenities along with riverside park, leisure centre and theatre all based around the beautiful countryside of Dartmoor National Park.



Total area: approx. 187.6 sq. metres (2019.7 sq. feet)

Produced by Energy Performance Services for identification purposes only.  
Plan produced using PlanUp.

## Accommodation

### Ground Floor

Porch 5'4" x 5'3"

Reception Hall 8'2" x 6'9"

Sitting Room 13'8" x 17'6" into bay window

Kitchen/Diner 13'9" x 22'4" maximum

Conservatory 18'2" x 5'8"

### Lower Ground Floor

Hallway 13'7" x 6'7"

Separate WC 7'9" x 2'11"

Utility 5'2" x 5'1"

Family Room/Home Office/Bed 5 14'1" x 12'10"

### First Floor

Landing 5'1" x 6'8"

Bedroom 1 13'0" x 14'1"

Bedroom 2 13'2" x 13'0"

Shower Room 5'2" x 5'2"

### Second Floor

Landing

Bedroom 3 14'5" x 14'2"

Bathroom 10'0" x 5'4"

Bedroom 4 12'11" x 9'10"

**Outside:** Generous south facing garden with rooftop and country views over town. There is a seating area, lawn with planted flower and shrub beds and borders, greenhouse and shed. There is access to town via the private path at the front of the property.. To the side of the property is a further paved area and beyond is a pleasant courtyard style garden with potting shed and steps leading up to the private parking area.

**Services:** Mains electricity, water, drainage and gas. Telephone and broadband are connected.

**Council Tax Band:** E

**Tenure:** Freehold



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**VIEWING:**

Strictly through the vendor's sole agents  
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**CONSUMER PROTECTION FROM UNFAIR  
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