



24 Ordulf Road
GUIDE PRICE **£285,000**

Wonderful 3 Bedroom Detached House
Tavistock

MILLER TOWN & COUNTRY
exp UK



- » Modern Link Detached House
- » Three Generous Bedrooms
- » Private Parking and Gardens
- » Extended Kitchen
- » Double Glazed
- » Gas Central Heating
- » Available with No Onward Chain!

The Property

This well presented 3 bedroom, link detached house is situated in a quiet, sought after location of town yet still within close proximity to the local amenities.

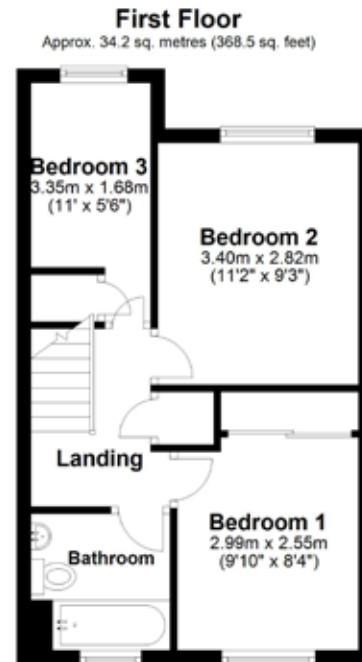
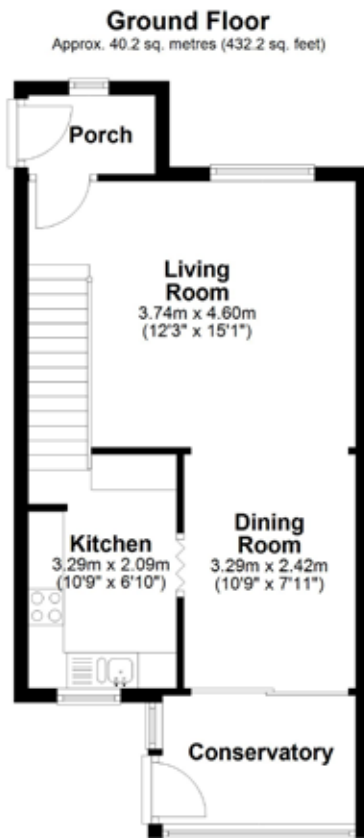
The property has been well maintained by the current owner and the garage has been modified to create an ideal storage space for bikes and outside tools to the front, and the rear half has been utilised to extend the kitchen, which adds a real 'WOW' factor! Within the bright modern kitchen is an integrated fridge/freezer with space for an integrated washing machine. There is a good sized sitting room and separate dining room as well as a ground floor cloakroom/WC. On the first floor are three generous bedrooms and a family bathroom. The property has had cavity wall insulation and double glazing installed as well as mains fired gas central heating, making it economical to run.



Outside

Storage Space: 7'9" x 6'8" Ample storage space for bikes, outside freezer and garden tools. There are lawned gardens to the front of the property bordered with shrubs and a rear garden with lawned and patio areas, as well as a useful shed and well established shrub borders also.





Total area: approx. 74.4 sq. metres (800.7 sq. feet)

20 Copperfields

Location

Ordulf Road is a quiet Cul de Sac located on the fringe of the town and within a comfortable distance to the centre. There is easy access to the old rail line which is now utilised as a cycle track and popular dog walking area, as well as plenty of nearby footpaths with a ten minute walk from the property into town. Tavistock itself is a pretty and historic town sitting on the banks of the river Tavy with plenty of local pubs and restaurants, 2 doctors surgeries and a handful of local schools.

KEY INFORMATION

	3 Bedrooms		EPC Rating: D (64)
	1 Bathroom		Council Tax Band: D
	1 Reception Room		Tenure: Freehold
	Driveway		Broadband: FTTP (Per Ofcom)
	Not Listed		Mobile Signal: Outside likely Inside: Limited (Per Ofcom)
	Heating: Gas		No
	Utilities: Mains electric, water, drainage and gas		
	Restrictions: None known		
	Easements, Wayleaves: None known		
	Public Rights of Way: None		
	Flooding: None Known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: No		
	Planning Permission / Proposed Developments: None known		

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VIEWING:

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