



24 Ordulf Road
GUIDE PRICE £260,000

Three Bedroom Detached House in Quiet Cul De Sac
TAVISTOCK

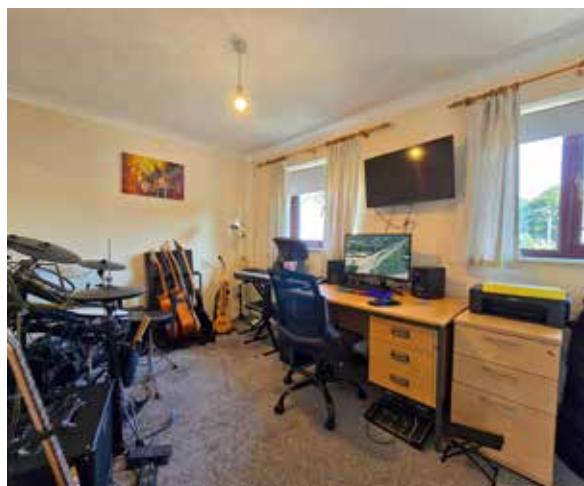
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- » Modern Kitchen/ Separate Dining Room
- » Spacious Living Room
- » Downstairs WC
- » Three Bedrooms/ Bathroom
- » Store
- » Secure Garden/Small Driveway.
- » No Onward Chain

The Property

Having extended into the garage over recent years, this link detached property now offers, along side a decent internal store, a modern kitchen with plenty of storage and work surfaces over looking the rear garden. There is a separate dining room linking the kitchen to the living room, giving potential to open up with the necessary planning permissions. The spacious living room is light and bright with the perfect space under the stairs to create a home office. Upstairs are three bedrooms, two singles and a double, along with a modern bathroom.



Outside

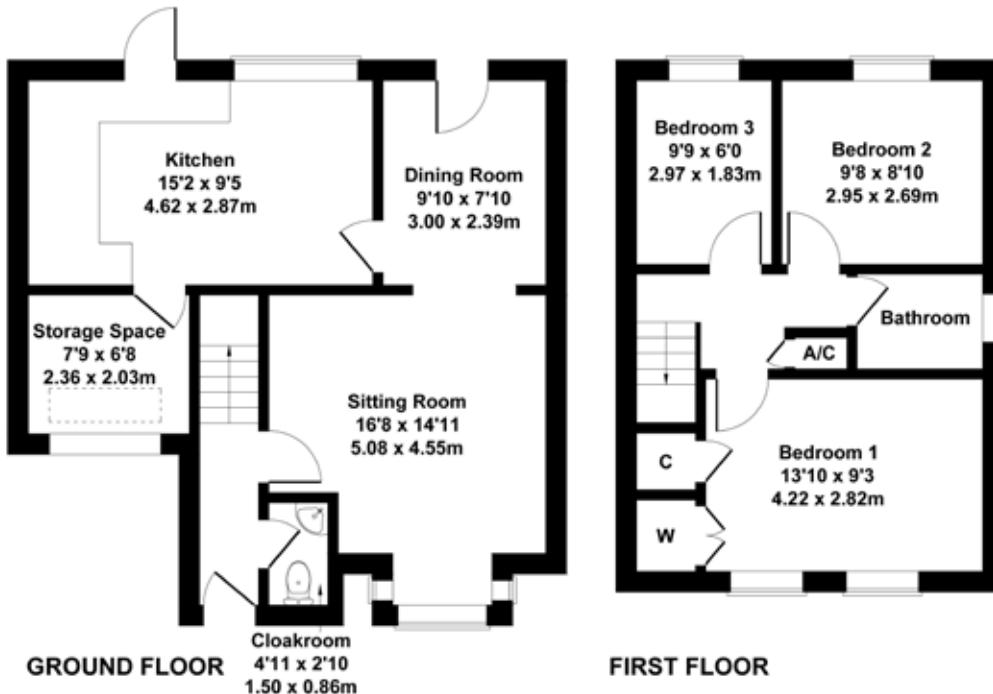
Outside there is a small front garden and driveway with parking for one car. At the rear is a secure garden, complete with large patio area and lawn with shrub borders, all surrounded by fence and walls.

Agents Note: Title states no business to be run from dwelling. Other restrictions apply - Please ask for copy of title register.



24 Ordulf Road

Approximate Gross Internal Area
941 sq ft - 87 sq m



Not to Scale. Produced by The Plan Portal 2024
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Location

Ordulf Road is a residential cul de sac located on the fringe of the town within walking distance of 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 nearby footpaths leading to Mill Hill, across nearby fields. Tavistock is a pretty, historic town sitting on the banks of the River Tavy and the western edge of Dartmoor National Park which offers wonderful countryside walks and cycling. The nearby Maritime city of Plymouth and the South Coast are within 17 to 21 miles away respectively.

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: See title | | |
| | 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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