



24 Ordulf Road  
GUIDE PRICE £260,000

Three Bedroom Detached House in Quiet Cul De Sac  
TAVISTOCK

MILLER TOWN & COUNTRY  
exp UK





- » 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.



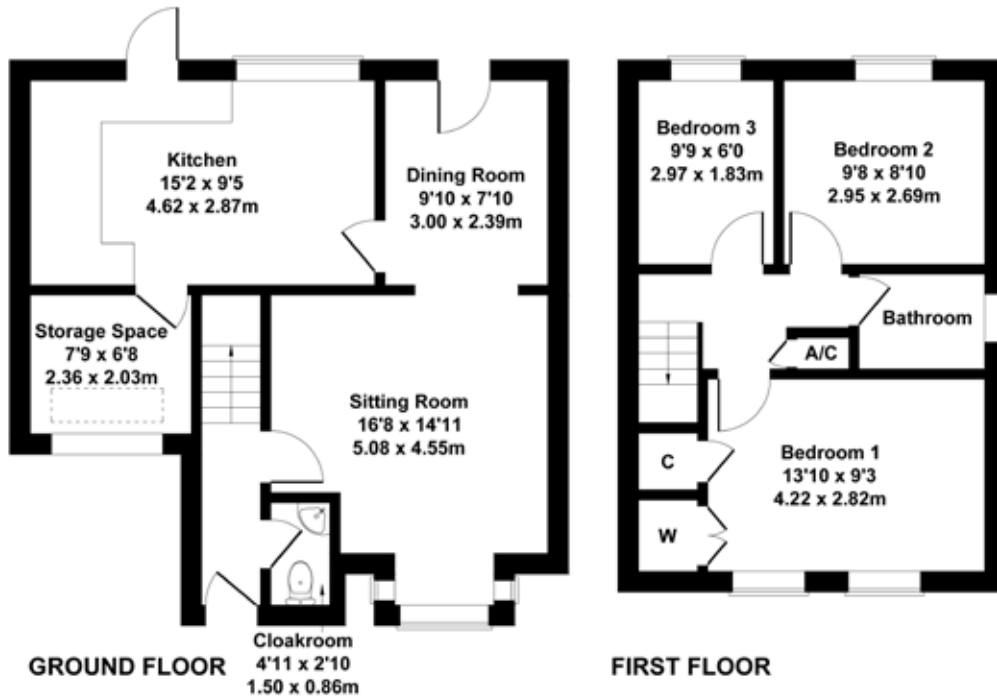
**Agents Note:** Title states no business to be run from dwelling. Other restrictions apply - Please ask for copy of title register.





## 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:

Strictly through the vendor's sole agents  
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