

# 52 Monksmead

Tavistock, PL19 8ER

Guide Price £160,000



Town • Country • Coast

- Coach House
- NO ONWARD CHAIN
- Two Bedrooms



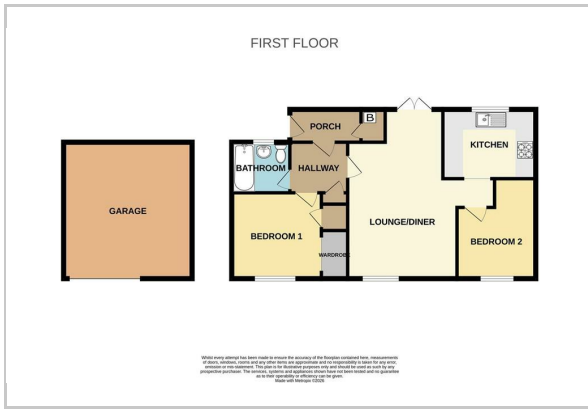
Appealing to investors, is this two bedroom coach house, benefitting a larger than average garage, parking and a rear courtyard garden. Offered with mains gas fired central heating, the property is approached via steps to the rear, leading to an entrance porch with space for coats and a cupboard housing the wall mounted gas fired boiler. A door leads into the hallway with storage cupboard. A spacious double aspect lounge/diner boasts a window seat enjoying views to the front and French doors leading out to the rear enclosed courtyard garden. Ample space for a dining table and chairs. The kitchen is well fitted with a range of wall and base units incorporating an electric double oven with gas hob, with extractor hood over. Space and plumbing for washing machine. There are two bedrooms, one single bedroom off the hall from the lounge, which is currently used as a tv room, but could be an office. The main bedroom is a double room with large recessed wardrobe area together with a large built-in airing cupboard with slatted shelving.

## Viewing

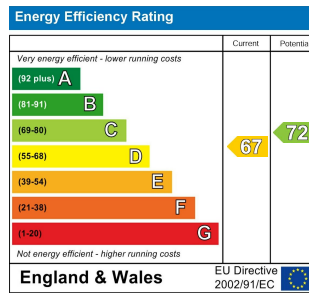
Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Energy Efficiency Graph



Porch

5'0" x 4'5"

Entrance Hall

Lounge/Diner

17'3" x 10'10" plus door recess

Kitchen

9'2" x 6'5"

Bedroom 1

10'8" x 9'8" plus recess

Bedroom 2

6'6" x 30'8"4" x 7'4" max

Bathroom

Garage

16'8" x 13'0"

Services

Mains Electricity, Gas, Water and Drainage

EPC

D67

Local Authority

TBC

Tenure

Leasehold - expiry date 23/06/2082. Ground rent £100 PA.

Situation

Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

Directions



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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