



65 WEST STREET
GUIDE PRICE £150,000

Commercial Freehold w/ Flat in Need of Renovation
TAVISTOCK

MILLER TOWN & COUNTRY
Part of Smart Property Group



- » Central Location
- » Income Potential
- » Two Main Rooms/WC
- » Two Kitchenettes/Office
- » Flat in Need of Renovation
- » Two Beds/Kitchen/Living Room/ Bathroom
- » Elevated Garden with Views

The Property

Situated in the centre of town, this property offers a large commercial premises on the ground floor currently used as treatment rooms, with two main rooms, two kitchenettes, an office, and a WC. Upstairs, and in need of full renovation is a flat with two bedrooms, a double and a single, a spacious living room, a kitchen and a bathroom.

Outside

Through the rear door, stone steps lead to an elevated garden with views over the rooftops towards the church and beyond.













65 West Street

Location

Tavistock is a charming market town on the edge of Dartmoor National Park, known for its rich history and attractive surroundings. Set along the River Tavy, the town offers a blend of independent shops, cafés, and plenty of walks/cycle routes along the canal or on the downs. Tavistock College and Mount Kelly are nearby, along with a selection of primary schools serving the area. Everyday amenities are easily accessible, with supermarkets, healthcare facilities, leisure centres, and the historic Tavistock Pannier Market at the heart of the town. There is a regular bus service to the surrounding towns including Plymouth and Okehampton both with rail links to Exeter, London and beyond.

Agents Note: Business unaffected. Property is unregistered. The ground floor has office space use (with kitchen) on the ground floor (1960's permissions available to view). Duke of Bedford 3rd Schedule also available to view.

KEY INFORMATION

-  2 Bedrooms
-  1 Bathroom
-  4 Reception Rooms
-  On street parking
-  Grade II listed
-  Heating: Gas
-  Utilities: Mains electric, water, drainage and gas
-  Restrictions: Yes - unregistered title
-  Easements, Wayleaves: Yes - unregistered title
-  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
-  EPC Rating: D (66) & C (71)
-  Council Tax Band: A (for the flat)
-  Tenure: Freehold
-  Broadband: FTTP *Per Ofcom
-  Mobile Signal: Good *Per Ofcom
-  Not suitable for wheelchair users

Miller Town & Country

01822 617243 | tavistock@millerc.co.uk

www.millerc.co.uk
2 Drake Road, Tavistock, Devon, PL19 0AU



VIEWING: Strictly through the vendor's sole agents

Tavistock 01822 617243
Okehampton 01837 54080

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

