



Lakeside Cottage

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Tavistock, Devon, PL19 0EJ

Town Centre 500 yards • Dartmoor National Park (Whitchurch Down) 1.3 miles • Plymouth 15 miles • Exeter 40 miles.

A detached, 3-double-bedroom 1930's detached home in need of modernisation, amongst colourful, south-facing terraced gardens in the centre of the town with no onward chain.

- South-facing Detached House
- 3 Double Bedrooms
- Scope to Refurbish/Remodel
- Bright and Well-proportioned
- Tiered Gardens, Summerhouse
- Off-road Parking
- Convenient Central Location
- No Onward Chain
- Freehold
- Council Tax Band: D

Guide Price £295,000

SITUATION

The house occupies a hugely convenient and discreet location in the heart of Tavistock, within walking distance of the town's many facilities and amenities. The front of the house and the majority of the gardens are south-facing, thereby enjoying excellent sunlight throughout the day.

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmers' markets are held. Plymouth, 15 miles to the south, Exeter, 40 miles to the northeast, offers rail and motorway connections across the UK, as well as an international airport.

DESCRIPTION

This individual detached house dates, we understand, to the 1930's, and is being offered to the market for the first time in over 60 years. The extended, three-double-bedroom accommodation provides versatile living space amounting to some 1400sq ft, incorporating two receptions and two bath/shower rooms, all bright and well-proportioned. Externally, the house is complemented by some pretty, mature, colourful gardens, which are low-maintenance and arranged in terraces, and the house additionally benefits from a carport and parking.



The house has been upgraded with a new kitchen in recent years, although there remains scope and opportunity for an incoming owner to further extend or remodel the house in order to create a one-of-a-kind home of their choosing.

ACCOMMODATION

The house is bright and well-proportioned, and accessed initially through a square, timber entrance porch into a hallway. The ground-floor accommodation is then comprised as follows: a good-sized, triple-aspect; L-shaped sitting room with patio doors out to the garden, centered around a stone-faced gas fireplace with a granite hearth; a separate dining room, also with doors out to the garden and a tiled fireplace; a utility room; a ground-floor shower room; the upgraded kitchen, which is equipped with a good range of modern cupboards and cabinets with roll-top worksurfaces, incorporating a 1.5-bowl stainless steel sink and drainer. The kitchen also includes a walk-in, under-stair coats and boots cupboard, an integrated Hotpoint double oven and Cata induction hob, and spaces for an upright fridge-freezer and an under-counter dishwasher. On the first floor are the three double bedrooms, including a large, dual-aspect principal room with a dressing unit, and two further doubles overlooking the garden, both of which have built-in wardrobes. Finally, there is a fully tiled bathroom fitted with a 3-piece suite, and also containing a linen cupboard.

OUTSIDE

The house has stepped access down from the main road to the front door, and there is vehicle access to the carport at the rear. Surrounding the house are some good-sized terraced gardens which have been set out over a number of levels and planted with a superb variety of shrubbery and flowering plants, including camellias, roses and a Japanese Acer. In front of the house is a paved sun terrace with a uPVC summerhouse/home office, with power connected. Beneath one of the extensions is a cellar storage area.

SERVICES

Mains water, electricity, gas and drainage. Gas-fired central heating throughout. Ultrafast broadband is available. Mobile voice/data services are available through all four major network providers (Source: Ofcom's online service checker.) Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

- 1. We understand that the house is primarily of traditional brickwork construction, although later additions are likely to be non-standard construction. Interested parties should make their own enquiries as to the possibilities of obtaining a mortgage based on their own circumstances.
- 2. The property benefits from a right-of-way over the roadway to the rear of the house to access its carport.
- 3. Viewings are strictly by prior appointment with the vendor's sole agent, Stags. the What3words reference is [///either.gold.book](#). For detailed directions, please contact the office.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

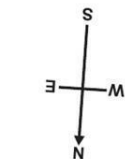


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Bedford Square, Tavistock,
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458



Approximate Area = 1489 sq ft / 138.3 sq m
Outbuilding = 80 sq ft / 7.4 sq m
Total = 1569 sq ft / 145.7 sq m
For identification only - Not to scale



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