view property

Town • Country • Coast

Ford Street

Tavistock

Guide Price £280,000

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Ford Street

Tavistock

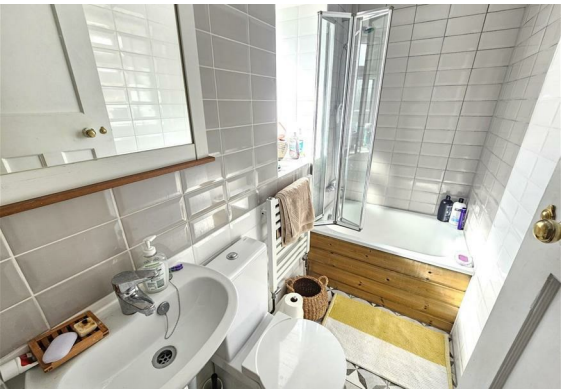
Charming, extended two double bedroom and two reception room, semi-detached character cottage, close to the town centre. Beautifully presented, offering a generous enclosed garden, driveway parking, together with stone outbuilding and store.

Internally, the accommodation, with attractive wooden flooring, includes an entrance hall into an open plan reception room, understairs cupboard housing the mains gas combination boiler, kitchen/diner and a sitting room. The main sitting room features a wood-burning stove, creating a cosy focal point. The second reception room benefits from an original cast iron feature fireplace, currently used as a snug, which could be used as a study if preferred. A spacious dining area leads to the attractively fitted kitchen with range of base units, inset Belfast sink with granite worktops, exposed brickwork to one wall, space for white goods. French doors from the dining area lead directly to the rear garden, enhancing the indoor-outdoor flow. A modern ground floor shower room includes a walk-in shower, WC, and wash basin.

Upstairs, there are two generous double bedrooms. Bedroom one enjoys access to a sunny balcony, perfect for relaxing. Bedroom also has a feature cast iron fireplace. A well-appointed bathroom includes a mini-bath with shower over, WC, and basin.

Externally, the property boasts a good-sized enclosed rear garden featuring a patio area, lawn, and gravel path leading to a further larger patio, ideal for al fresco dining or entertaining. Additional features include a timber store shed, log store, and stone outbuilding offering excellent storage.

This characterful and versatile home presents a wonderful opportunity to enjoy comfortable living close to the amenities of Tavistock.



Entrance hall

Kitchen/Diner
18'2" into kitchen x 11'4" max (5.55m into kitchen x 3.47m max)

Reception Room
14'4" (Max) x 7'10" (4.37 (Max) x 2.39)

Sitting Room
14'4" x 12'4" (4.37 x 3.76)

Ground Floor Shower Room

Bedroom 1
11'3" x 10'6" (3.43 x 3.20)

Bedroom 2
10'5" x 8'11" (3.18 x 2.72)

Bathroom
7'3" x 3'6" (2.21 x 1.07)

Services
Mains water, electricity, drainage and gas.

EPC
E52

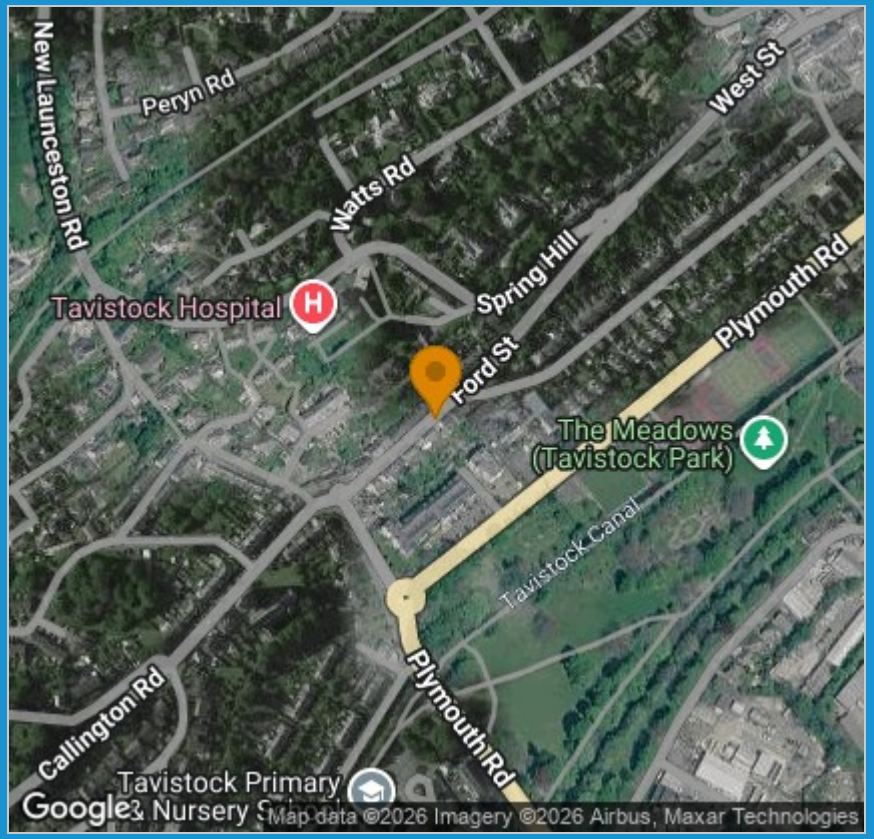
Local Authority
West Devon Borough Council - Tax Band B

Tenure
Freehold

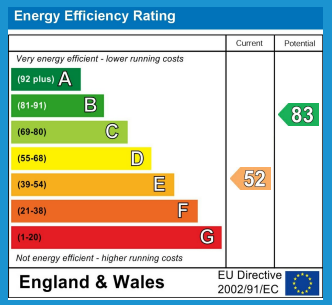
Situation
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both 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.

Floor Plan

Area Map



Energy Efficiency Graph



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.

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