



22 Foundry Mews



SITUATION

The property is situated within the town of Tavistock, offering convenient access to local amenities, schooling and transport links. The area is well placed for access to Tavistock town centre, as well as the surrounding countryside and Dartmoor National Park. 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.

DESCRIPTION

This well-presented and versatile three-bedroom property is arranged over three floors, offering flexible accommodation that would suit a range of buyers. The layout has been adapted by the current owner to create a more open-plan feel, combining the sitting room and kitchen into one sociable living space. In addition, the property benefits from a useful additional room with adjoining shower room, currently utilised as a workspace, but equally suitable for a variety of uses depending on a purchaser's requirements.

ACCOMMODATION

You enter the property into an entrance hall, which provides a welcoming first impression and includes a useful storage cupboard for coats, shoes and general household items. From here, stairs rise to the upper floors. There is a versatile room currently used as a workspace, benefitting from an adjoining shower room, making it a particularly flexible part of the home. To the rear of the property, there is a good-sized double bedroom with built-in wardrobes, offering ample storage. The first floor has been arranged to provide an open-plan sitting room and kitchen, creating a more

connected and functional living space. The sitting area has doors leading out to the rear garden, allowing for easy access outside, while the kitchen is fitted with a range of units and integrated appliances including a dishwasher, fridge freezer, oven and gas hob with extractor over, along with space for a freestanding washing machine. The boiler is neatly housed within a kitchen cupboard. On the upper level, a landing provides access to all rooms and includes an additional storage cupboard. The principal bedroom is a comfortable double room positioned to the rear of the property, enjoying an outlook over the garden. There is also a family bathroom fitted with both a bath and shower, along with a further double bedroom which benefits from built-in storage and additional space.

OUTSIDE

To the rear, the garden is arranged over several tiers, creating a variety of usable spaces that include areas of decking and patio, ideal for seating and outdoor dining. The garden is complemented by a range of mature shrubs and planting, adding character and interest throughout the different levels. From the upper sections of the garden, there are attractive east-facing views towards Cox Tor, providing a pleasant outlook, particularly in the evening. To the front of the property, there is allocated parking for two vehicles, providing convenient off-road parking.

SERVICES

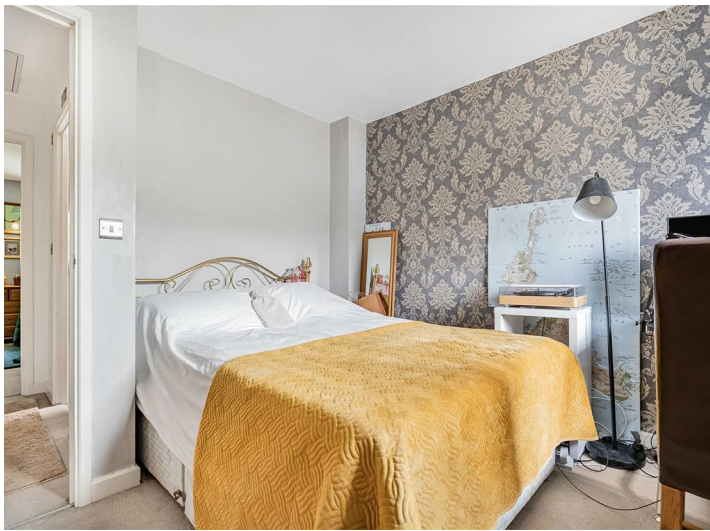
Mains water, electricity, gas and drainage. Gas-fired central heating throughout. Ultrafast broadband is available, and mobile/data services are available with all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

Town Centre 500 yards • Dartmoor National Park (Whitchurch Down) 1.3 miles • Plymouth 15 miles • Exeter 40 miles. • What3words///ships.dragon.speak • For detailed directions please contact the office.

A versatile three bedroom family home within short level walking distance to Tavistock Town Centre, with a complete onward chain.

- 3 Bedroom End-terrace Townhouse
- Accommodation Arranged Over 3 floors
- Open-plan Living Space on First Floor
- 1 Family Bathroom, 1 En-suite
- Level Walking Distance to Town
- Complete Onward Chain
- Tiered Garden with Far Reaching Views
- Two Parking Spaces in Tandem
- Council Tax Band: C
- Tenure: Freehold

Guide Price £335,000

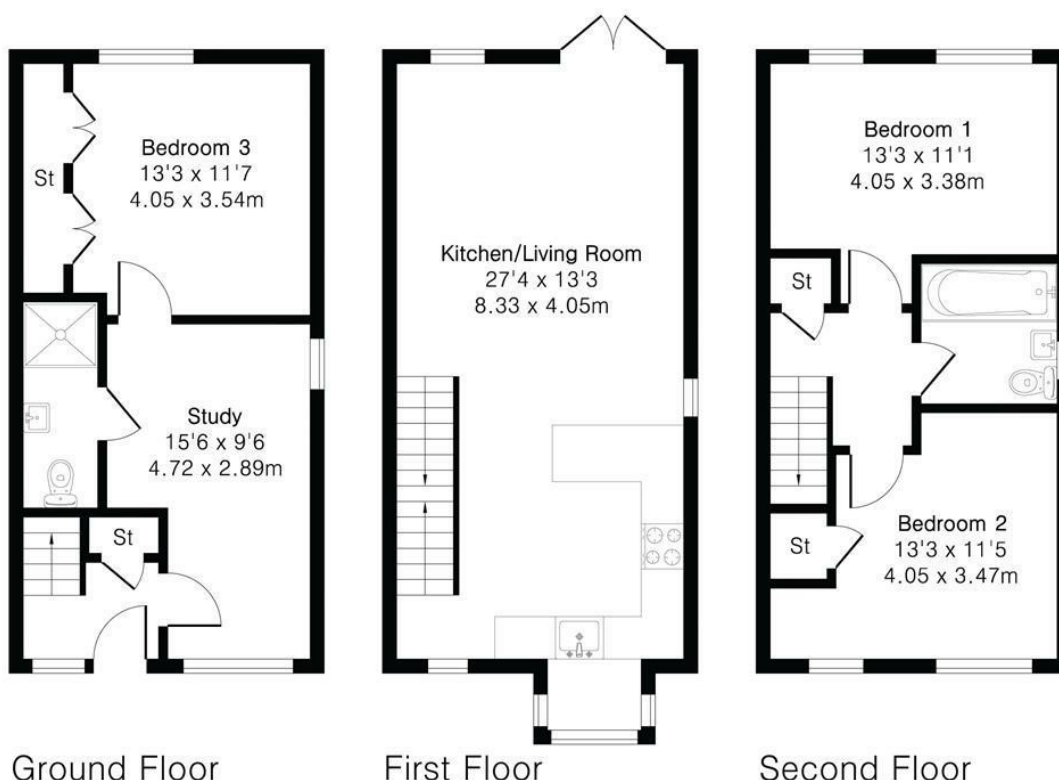


Approximate Gross Internal Area 1112 sq ft - 103 sq m

Ground Floor Area 366 sq ft – 34 sq m

First Floor Area 380 sq ft – 35 sq m

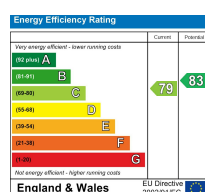
Second Floor Area 366 sq ft – 34 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.



Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458

tavistock@stags.co.uk

stags.co.uk



@StagsProperty

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