



Town • Country • Coast



Foggintor Grove

The Tors Tavistock

Offers In Excess Of £350,000



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## Foggintor Grove

The Tors Tavistock

Nestled in the charming town of Tavistock, this delightful house offers a perfect blend of comfort and convenience. Tavistock, known for its rich history and stunning scenery, provides an idyllic setting for those seeking a peaceful yet vibrant community.

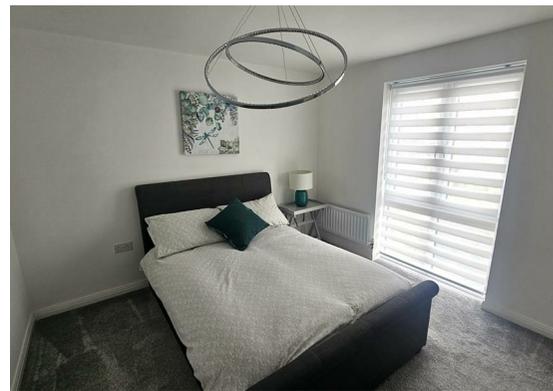
The property boasts a spacious layout, ideal for families or individuals looking for room to grow. With well-proportioned living areas, the house is designed to maximise natural light, creating a warm and inviting atmosphere. The kitchen is both functional and stylish, making it a wonderful space for culinary enthusiasts to prepare meals and entertain guests.

The bedrooms are generously sized, providing a tranquil retreat at the end of the day. The garden, a true highlight of the property, offers a private outdoor space perfect for relaxation or family gatherings. While being low maintenance with two artificial lawned areas and a further patio space. The property also boasts a garage, with power connected and further off road parking.

Tavistock itself is a vibrant town, offering a range of local shops, cafes, and amenities, all within easy reach. The surrounding countryside is perfect for outdoor activities, including walking and cycling, making it an ideal location for nature lovers.

This house in Tavistock presents an excellent opportunity for those looking to settle in a welcoming community with a rich heritage. With its appealing features and prime location, it is a property not to be missed.





#### Entrance Hall

#### Kitchen/Dining Area

18'4" x 10'2" (5.6m x 3.1m)

#### Utility

6'5" x 5'4" (1.98m x 1.65m)

#### Cloakroom

#### Living Room

18'2" x 10'10" (5.55m x 3.32m)

#### First Floor Landing

#### Bedroom 1

11'1" x 9'10" (3.4m x 3.0m)

#### Wardrobe Area

7'2" x 5'2" (2.2m x 1.6m)

#### En-Suite

#### Bedroom 2

11'9" x 10'5" (3.6m x 3.2m)

#### Bedroom 3

11'9" x 7'4" (3.6m x 2.25m)

#### Bathroom

8'2" x 5'7" (2.5m x 1.71m)

#### Garage

#### Tenure

Freehold

#### Services

Mains gas, electricity, drainage and metered water.

#### Local Authority

West Devon Borough Council - Tax Band D

#### EPC

B/84

#### 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

From Tavistock, take the A390 Callington road up past the church and at the roundabout take the first exit left into The Tors. Take the first left then turn right into Foggintor Grove where the house can be found on your right hand side.

## Floor Plan



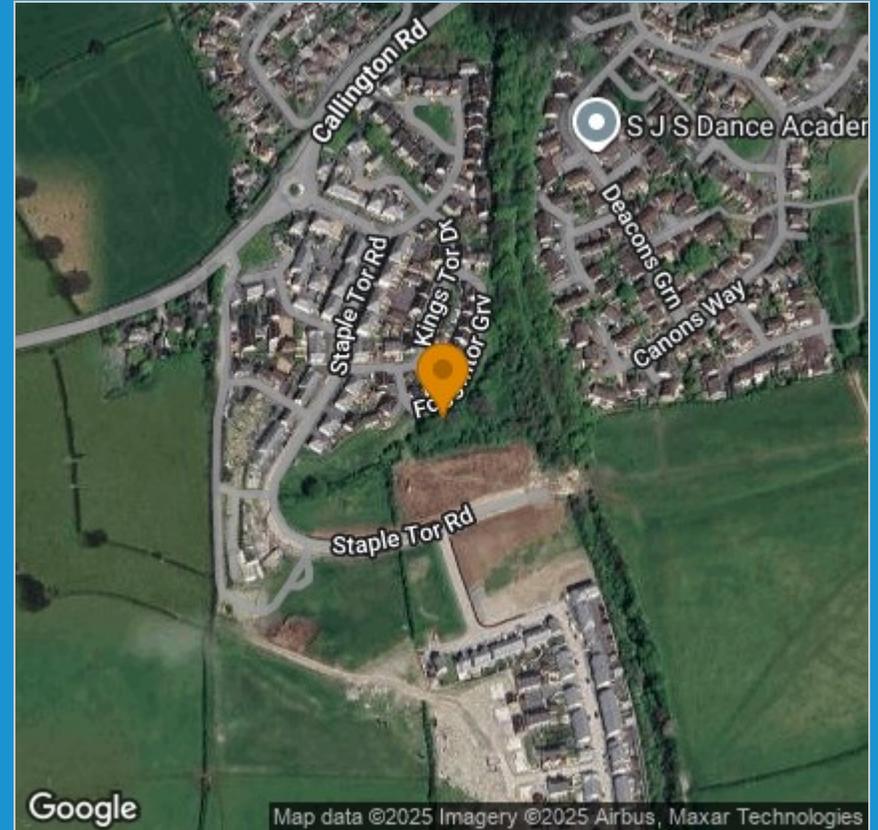
## Viewing

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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## Area Map



## Energy Efficiency Graph

