



Town • Country • Coast



Sycamore Avenue

Tavistock

Guide Price £230,000



## Sycamore Avenue

Tavistock

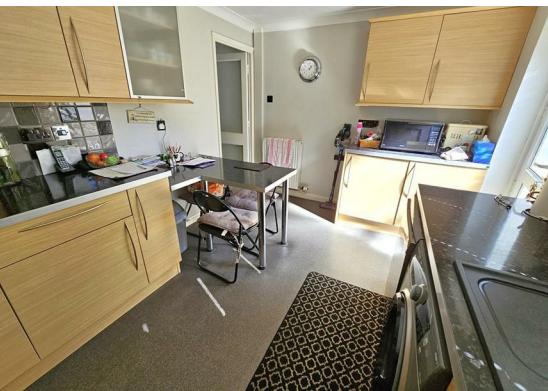
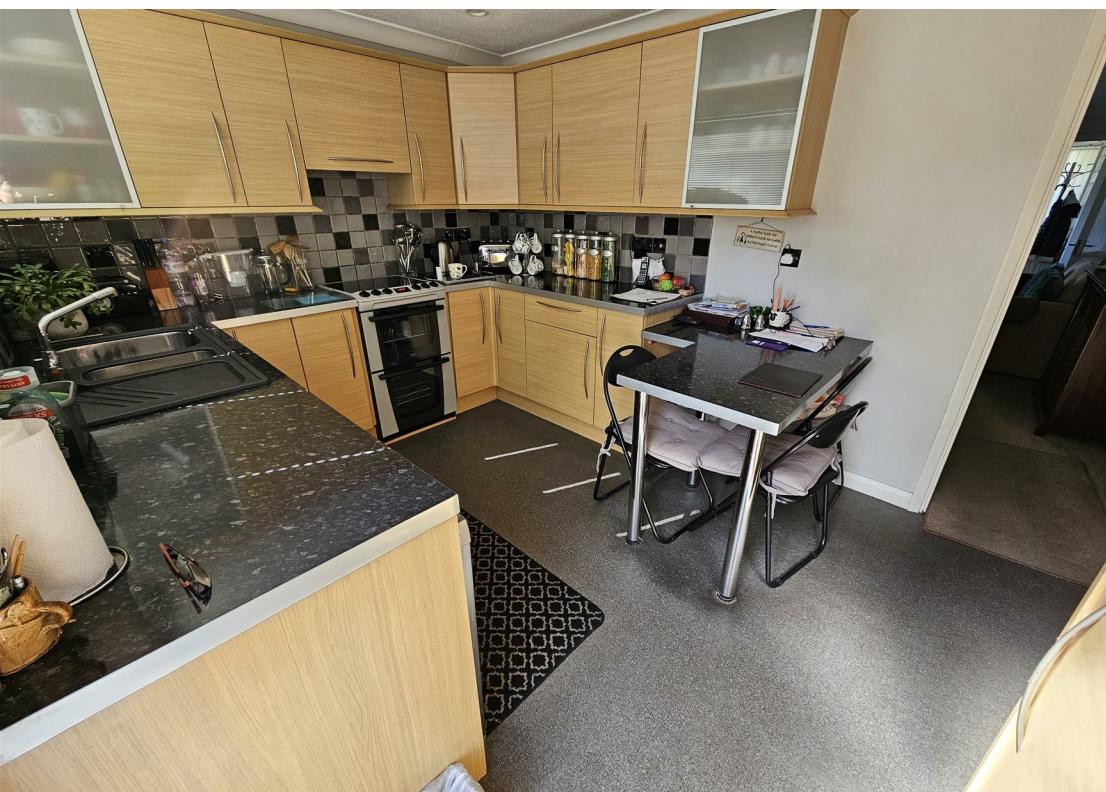
This well presented, semi-detached house, situated in the popular residential area of Bishopsmead in Tavistock, presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two double bedrooms, a good sized living/dining room, kitchen with breakfast bar and a long drive with garage, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a spacious reception room that offers a perfect setting for relaxation and entertaining guests. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. The modern kitchen has a range of wall and base units as well as built in electric oven, fridge and freezer and has a sunny outlook over the rear garden. The handy breakfast bar makes it an appealing space to sit and socialise.

Upstairs there are two good sized bedrooms with space for additional bedroom furniture and a shower room with built in vanity unit.

The location in Tavistock is particularly desirable, known for its picturesque surroundings and vibrant community. Residents can enjoy easy access to local amenities, schools, and beautiful outdoor spaces, making it a wonderful place to live.

In summary, this semi-detached house on Sycamore Avenue is a fantastic opportunity for anyone looking to settle in a lovely area with all the essential comforts. With its inviting living spaces, practical features, and excellent parking, this property is sure to attract interest.





**Entrance Vestibule**  
4'1" (max) x 4'4" (1.26 (max) x 1.33)

**Living/Dining Room**  
16'11"(max) x 12'5" (5.17(max) x 3.81)

**Kitchen**  
8'7" x 12'8" (2.63 x 3.88)

**Bedroom 1**  
11'5"(max) x 12'5" (3.50(max) x 3.81)

**Bedroom 2**  
8'7" x 12'6" (2.62 x 3.83)

**Shower Room**  
7'0" x 4'4" (2.15 x 1.34)

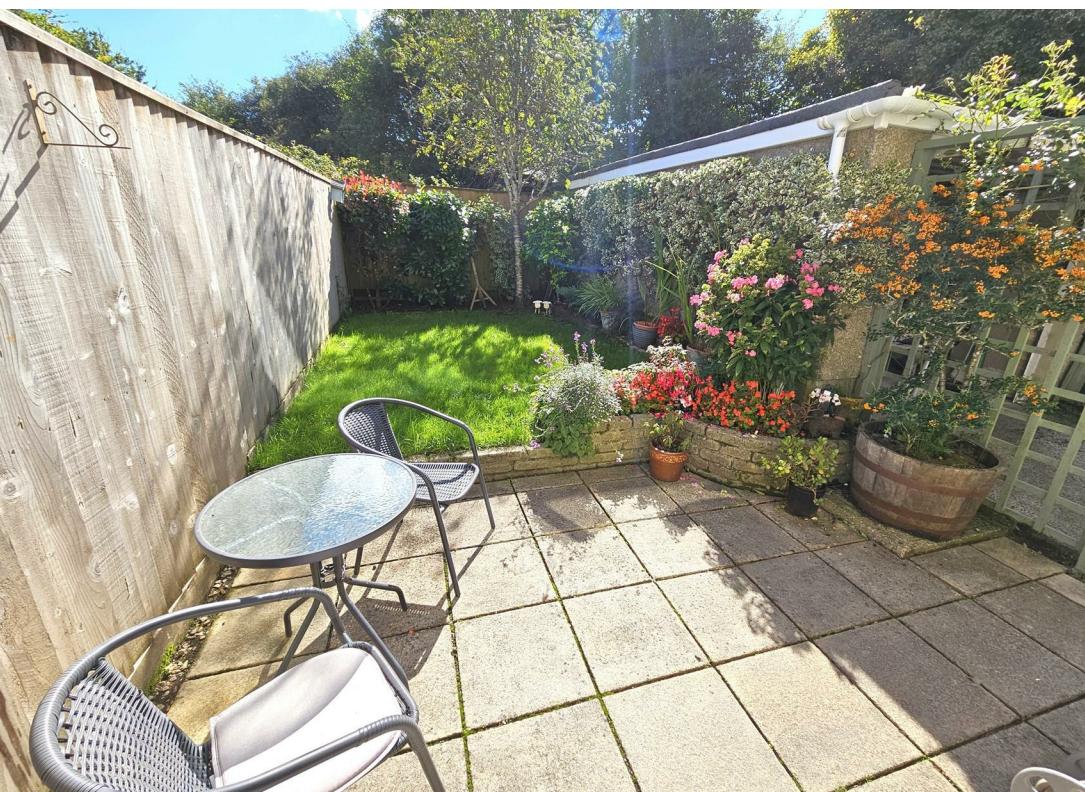
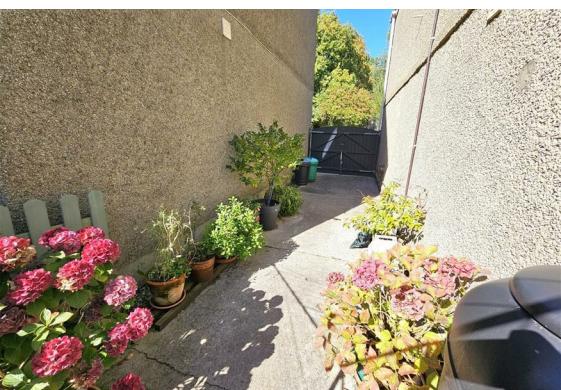
**Tenure**  
Freehold

**Services**  
Mains Gas, Electricity, Drainage and Metered Water

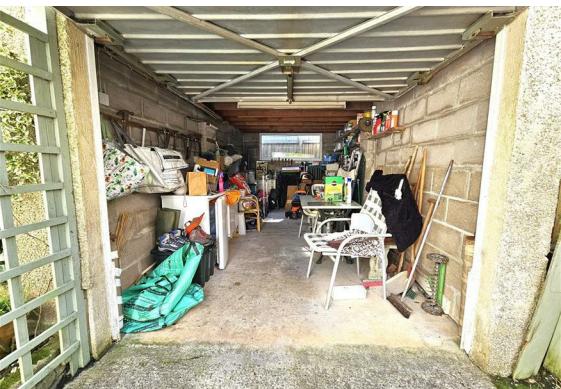
**Council Tax Band**  
B

**EPC**  
D68

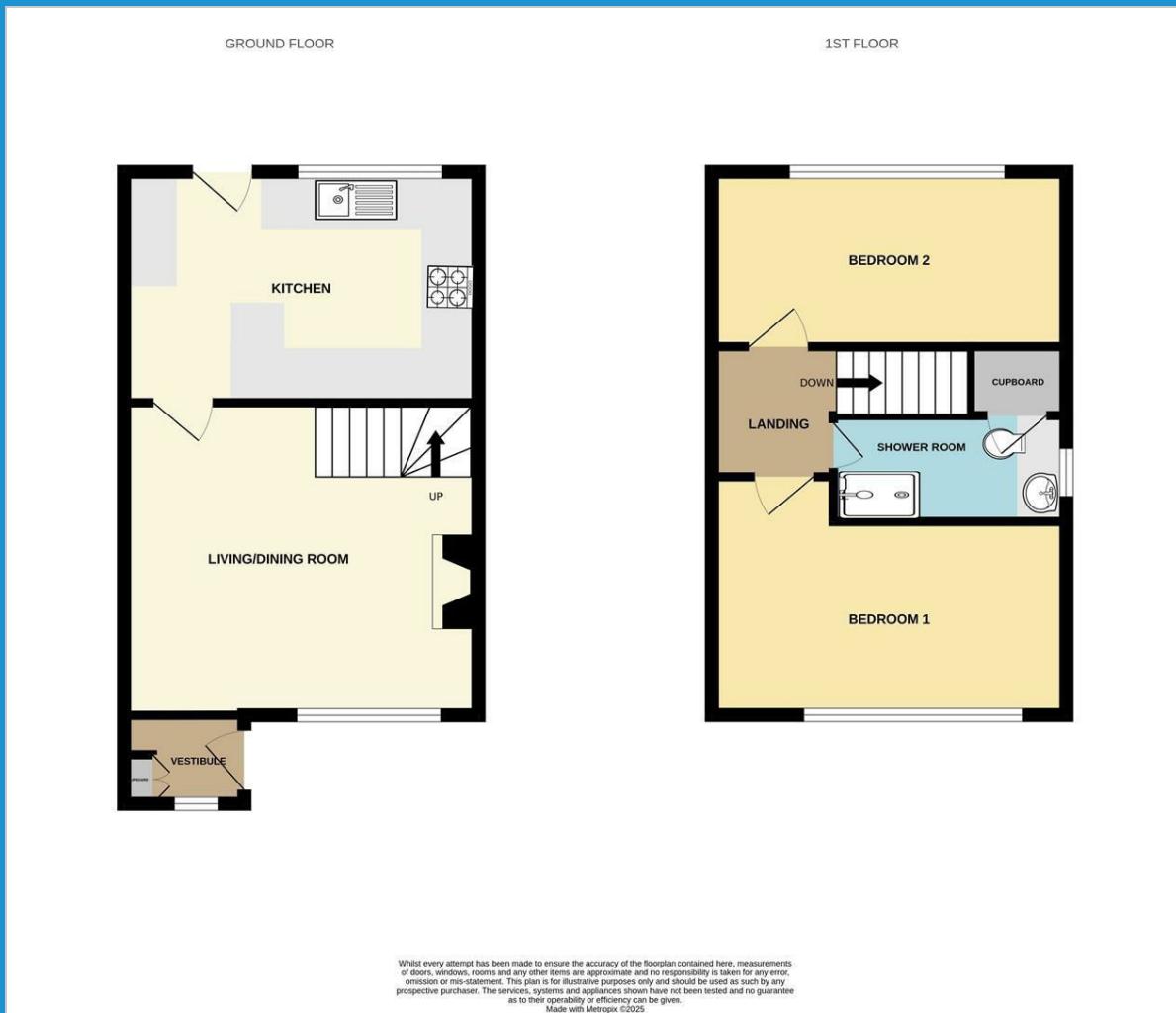
**Situation**  
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors 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 Town Centre, travel along the A386 passing Tesco, turn left into Bishopsmead. As the road bends to the left, take the right hand turn into Oak Road. Follow this road all the way down and turn right into Sycamore Avenue. The property can be found on your left.



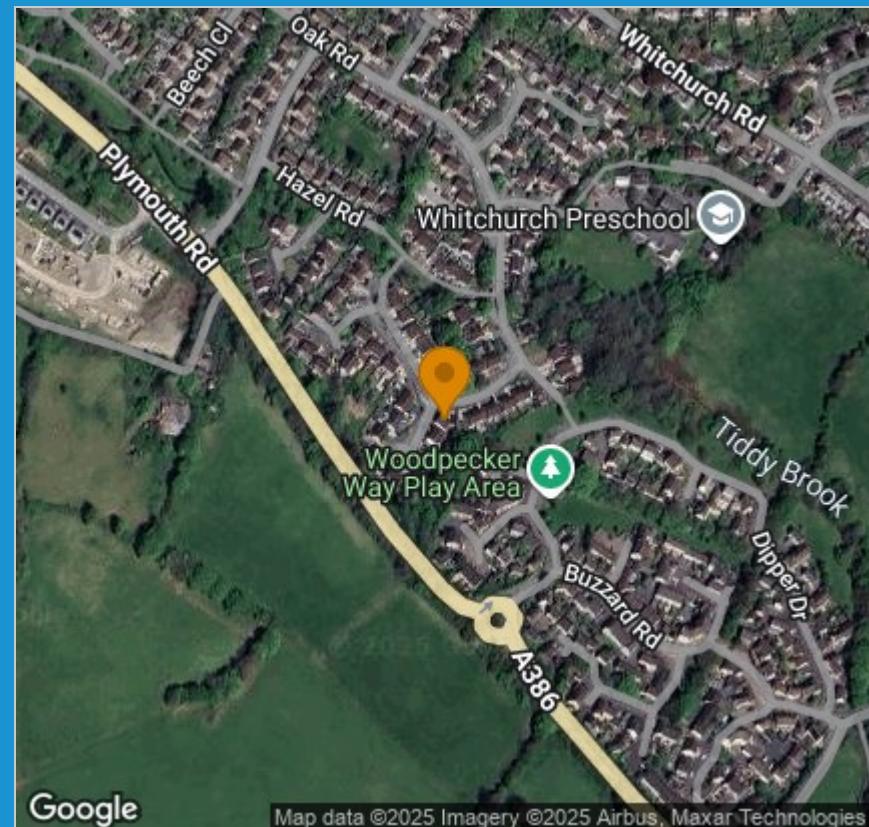
## Floor Plan



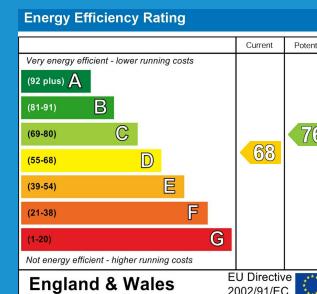
## Viewing

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.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.