



Plymouth Road,

Offers In Region Of £210,000



Salisburys



## Plymouth Road,

This very well presented mid-terraced property is conveniently located close to local amenities and within a level walk to the centre of Tavistock. The spacious accommodation offers two double bedrooms, a Family Bathroom, spacious Kitchen and the benefit of two Reception Rooms with feature fireplaces. Externally the property has a paved frontage. The property is fully double glazed with gas central heating making it the perfect "ready to move into home"! Must be viewed!

Tavistock is an ancient Stannary market town in West Devon being located on the western edge of the outstanding Dartmoor National Park and on the banks of the River Tavy. It has a rich heritage said to begin with the foundation of Tavistock Abbey in 974 and is famed for its historic Bedford Square with Town Hall, the church of St Eustachius and Court Gate.

The town centre of Tavistock offers an exciting mix of both independent and high street stores, delicatessens, bars, coffee shops and a highly regarded Pannier Market that provides a range of eclectic stalls that provides something for everyone. Other amenities include a local Hospital, doctors surgeries, Leisure Centre, Meadowland Park and both private and state educational facilities.

Along with Dartmoor being on the doorstep of Tavistock, there are a wealth of sports and outdoor activities on offer including Tavistock Golf Club, Tavistock College Athletics Track, Meadowland Leisure Centre, a Tennis club, Bowls Club, Cricket Clubs and the Sir Francis Drake Bowling Club and an Olympic sized swimming pool at Kelly College.

Tavistock provides regular bus routes to Plymouth, Okehampton (with trains to Exeter) and the surrounding areas. The cathedral cities of Plymouth (15 miles) and Exeter (40 miles) offer further comprehensive amenities including mainline train stations to the South West and London.

This delightful property offers spacious accommodation with many original features adding to its charm.







The property is accessed via the paved front garden and has a double glazed front door to the main hallway:-

**Hallway:** 0.84m x 3.03m (2'9" x 9'11") The Entrance Hallway is laid with tile effect vinyl flooring with stairs to the upstairs accommodation and doorway to both reception rooms.

**Reception One:** 3.33m x 3.86m (10'11" x 12'8") The first reception room is laid with solid wood flooring and has an attractive feature fireplace with a painted wood surround and a tiled inset and hearth. The well proportioned room has alcoves to either side of the fireplace, a deep recessed square bay window overlooking the front garden and the benefit of the original picture rails.

**Reception Two:** 5.17m x 3.45m (17'0" x 11'4") The second reception room offers a further spacious living space with a large double glazed window offering views of the garden. The room has a further feature fireplace with painted wood surround, inset tiles and hearth and alcoves to either side of the chimney breast. There is a practical downstairs storage cupboard, original picture rails and door leading through to the:-



**Kitchen:** 2.55m x 3.46m (8'4" x 11'4") The Kitchen offers a dual aspect overlooking the garden and is fitted with a range of base and wall units with wood effect laminate worktops and tiled splashback. The kitchen is fitted with a gas hob and electric oven with overhead extractor fan and there is space for a washing machine and fridge freezer.



**Family Bathroom:** 2.19m x 2.47m (7'2" x 8'1")

The spacious Family Bathroom has a full sized bath with both overhead electric shower and mixer taps and shower screen. There is a handbasin and low level w.c. and the bathroom has a fully tiled wall to rear of bath and part tiled walls to rear of w.c and handbasin and is fitted with tyle effect vinyl flooring.

**Main Bedroom:** 4.16m x 2.96m (13'8" x 9'9")

The well proportioned Main Bedroom has the benefit of a feature cast iron Victorian fireplace, alcoves to either side of the chimney breast and the original picture rails.

**Bedroom Two:** 2.89m x 3.54m (9'6" x 11'7")

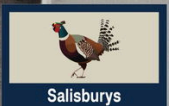
The second bedroom also has the benefit of a feature Victorian fireplace, alcoves to either side of the chimney breast and the original picture rails.

**Externally:** The property is set back from the road with a paved frontage and path leading to the front door. To the there is a level rear garden that is laid to lawn with a decked pathway and children's play section. There is additional access from the rear garden out to Grenville Drive.

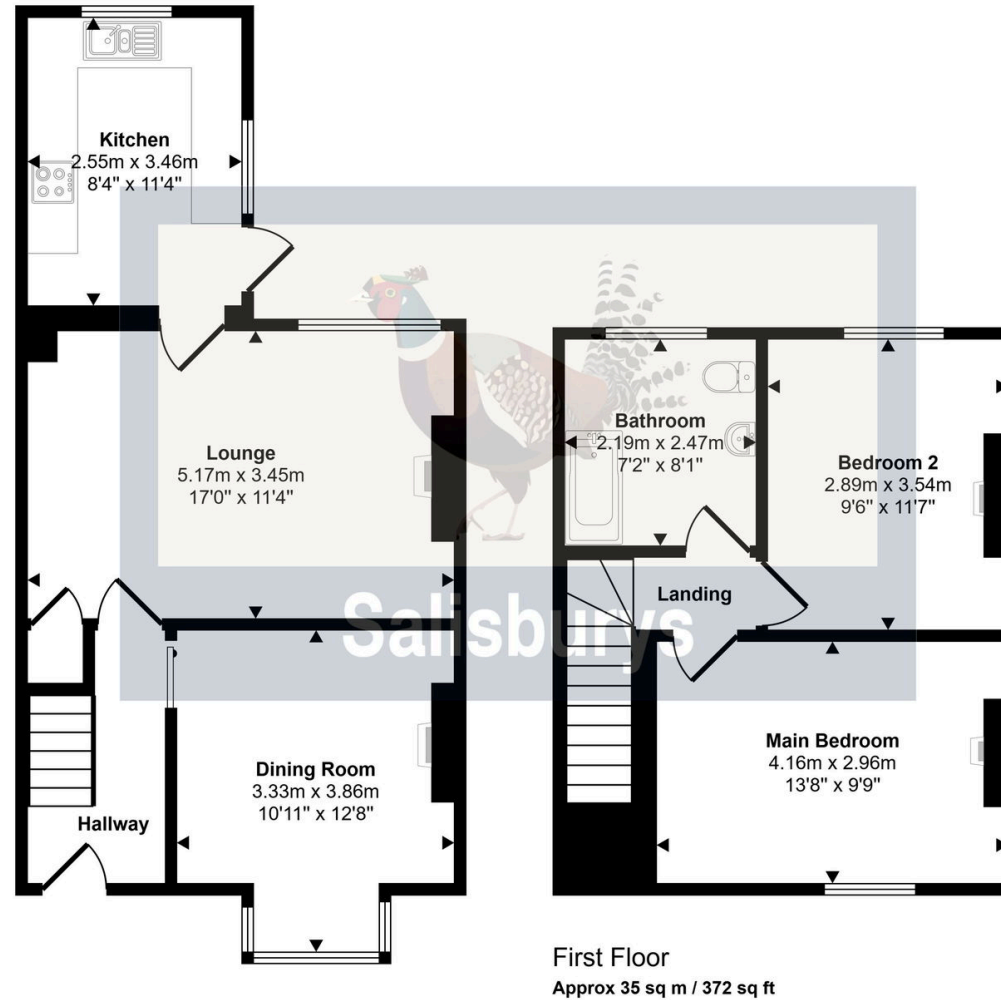
**Services:** All mains services

**Council Tax:** Currently band 'B'.

**AGENTS NOTES:** Fixtures, fittings, appliances or any building services referred to does not imply that they are in working order or have been tested by us. The suitability and working condition of these items and services is the responsibility of purchasers



Approx Gross Internal Area  
79 sq m / 855 sq ft



**Ground Floor**  
Approx 45 sq m / 482 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

