



Town • Country • Coast



Bannawell Street

Tavistock

Offers In Excess Of £325,000



4



1



2



Bannawell Street

Tavistock

Charming double fronted Grade II listed stone built period home offering much character and charm, versatile accommodation and NO ONWARD CHAIN. Arranged over three floors with four double bedrooms, two reception rooms, courtyard to rear, decked sun terrace off the first floor and elevated lawn garden with mature shrubs and enjoying superb views across the town and countryside.

Many features can be found including exposed beams, window seats, picture rails, timber panel doors and ornate feature fireplace recesses.

As you enter through a period pillared storm porch into the hallway, with a rear porch, utility room and cloakroom. The two principle ground floor rooms comprise a study/snug or dining room and a kitchen/living room. The kitchen is fitted with a range cooker, wall and base units, space for fridge and a wall mounted mains gas fired boiler.

A turned staircase leads to the first floor landing with a door leading onto the decked sun terrace. Further door and step down into the bathroom. Doors from the landing to two generous double bedrooms, one with a feature ornate fireplace (not in use) and the other with a range of built-in cupboards. Both enjoy a pleasant aspect to the front.

The stairs continue to the second floor where there is a large landing and two further double bedrooms, one with built-in wardrobes and once again enjoying front views over part of the town and countryside.

From the rear porch, a door leads to the enclosed courtyard, ideal for dining al fresco, with steps leading to the elevated gardens enjoying superb views, lawn and mature shrubs.





Entrance Hall

Study/Dining Room

12'11" x 8'4" (3.95m x 2.55m)

Kitchen

8'7" x 8'0" (2.64m x 2.44m)

Living/Breakfast Room

13'10" x 11'3" (4.23m x 3.45m)

Rear Porch

Utility Room

7'11" x 5'0" (2.42m x 1.53m)

First Floor Landing

Sitting Room/Bedroom 1

13'11" x 11'9" (4.25m x 3.59m)

Bedroom 2

13'10" x 11'5" (4.22m x 3.48m)

Bathroom

7'1" x 6'0" (2.16m x 1.84m)

Second Floor Landing

Bedroom 3

14'2" x 11'10" (4.33m x 3.62m)

Bedroom 4

14'2" x 10'9" (4.32m x 3.29m)

Services

Mains water, gas, electricity and drainage.

Local Authority

West Devon Borough Council - Tax Band C

Tenure

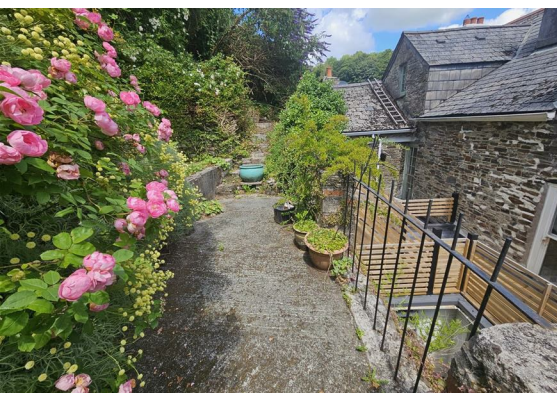
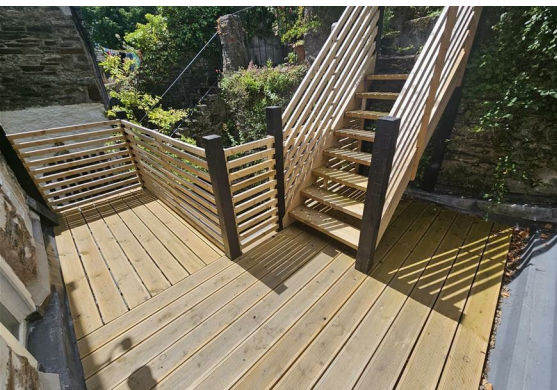
Freehold

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.

Agents Note

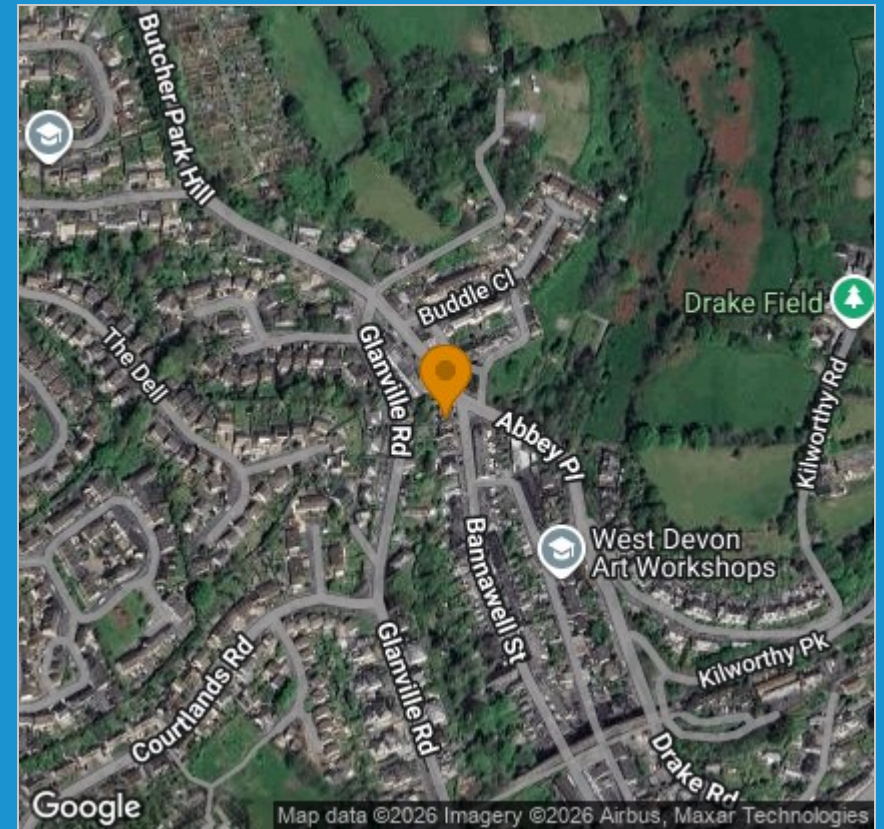
The property is in need some modernisation and more information can be obtained from the agent.



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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk