



35 SYCAMORE AVENUE Immaculate 3 Bed Semi Detached House w/ Garage & Parking  
GUIDE PRICE £285,000 TAVISTOCK

MILLER TOWN & COUNTRY  
exp UK



- » Living Room with Log Burner
- » Separate Dining Room and Kitchen
- » Rear Porch
- » Two Double Bedrooms and One Single
- » Family Bathroom
- » Front and Rear Gardens
- » Driveway for Multiple Vehicles & Single Garage

## The Property

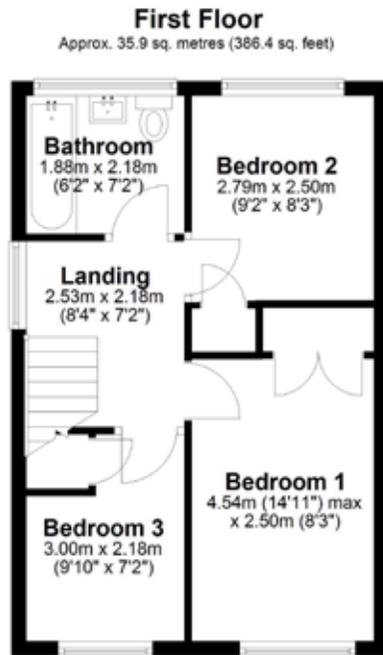
Situated at the top of a modern cul-de-sac, this three bedroom semi-detached property has been extremely well looked after by the current owner, and offers spacious accommodation throughout. The entrance hall flows nicely into the light bright living room with big picture window to the front and a modern log burner, perfect for those cosy nights in. This room opens to the dining room over looking the garden, and the modern fitted kitchen is adjacent offering potential to open up if required. At the rear of the kitchen is a small porch adding the perfect place to take off muddy shoes, or towel down the dog after a walk in the nearby greenspace. Upstairs are two double bedrooms and a single, currently being used as a study and a bathroom.



## Outside

From the front, a gravelled path leads to the front door, passing the lawn and shrubs on one side, and the driveway for multiple cars on the other. The driveway then leads to the single garage, and the rear garden, predominantly laid to lawn and gravel, with fenced boundaries.





Total area: approx. 74.8 sq. metres (805.2 sq. feet)

## Location

The historic town of Tavistock offers a charming blend of independent shops, cafés, restaurants and excellent local amenities, along with well-regarded primary and secondary schools. The town lies on the doorstep of the breathtaking Dartmoor National Park, providing outstanding opportunities for walking, cycling and outdoor pursuits. There are also good transport links to the larger city of Plymouth, making Bishopsmead an ideal location for those seeking a balance of rural lifestyle and commuter accessibility.

## KEY INFORMATION

-  3 Bedrooms
-  1 Bathroom
-  2 Reception Rooms
-  Driveway and single garage
-  Not Listed
-  Heating: Gas central heating and a log burner
-  Utilities: Mains electric, water, drainage and gas
-  Restrictions: See title
-  Easements, Wayleaves: None known
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: None known
-  Building Safety Concerns: None known
-  Mining Area: Yes - a potential non-coal mining risk has been identified
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: D (64)
-  Council Tax Band: B
-  Tenure: Freehold
-  Broadband: FTTC \*Per Ofcom
-  Mobile Signal: Likely to good. \*Per Ofcom
-  Not suitable for wheelchair users

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### VIEWING:

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