



Town • Country • Coast



Westbridge Cottages

Tavistock

Guide Price £210,000



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This character Grade II Listed Cottage offers recently redecorated two bedroom accommodation, with attractive kitchen, sitting room with multi fuel stove, together with extensive, level front gardens, utility/store and courtyard area to rear. Located within a very short walk of the park and town centre.

This Duke of Bedford cottage has much charm and character, approached from Plymouth Road, a shared path leads to the front. A gabled entrance porch leads into the sitting room with fireplace housing a multi-fuel stove, built-in storage cupboards to either side and window with window seat to front. A door then leads into the beautifully fitted kitchen with range of wall and base units, with 1.5 bowl ceramic sink, built-in double oven and gas hob, space for white goods and attractive stable style door to rear.

On the first floor landing, built-in airing cupboard houses the mains gas fired boiler for central heating. Doors then lead to two bedrooms and a bathroom with WC, basin and bath with electric shower over.

Outside, level extensive lawned gardens are bordered by mature hedge and tree boundaries, rear courtyard area, perfect for dining al fresco and a useful store with plumbing for washing machine and tumble dryer.





Gabled Entrance Porch

Sitting Room

10'0" x 10'11" (3.05 x 3.33)

Kitchen/Diner

12'11" x 7'10" (3.96 x 2.39)

First Floor Landing

Bedroom 1

13'10" x 8'6" (4.22 x 2.60)

Bedroom 2

8'6" x 8'2" (2.61 x 2.50)

Bathroom

Agents Note

A shared pathway gives access to the cottages to front and rear.

Services

Mains water, drainage, electricity and gas.

Local Authority

West Devon Borough Council - Band B

EPC

D57

Tenure

Freehold



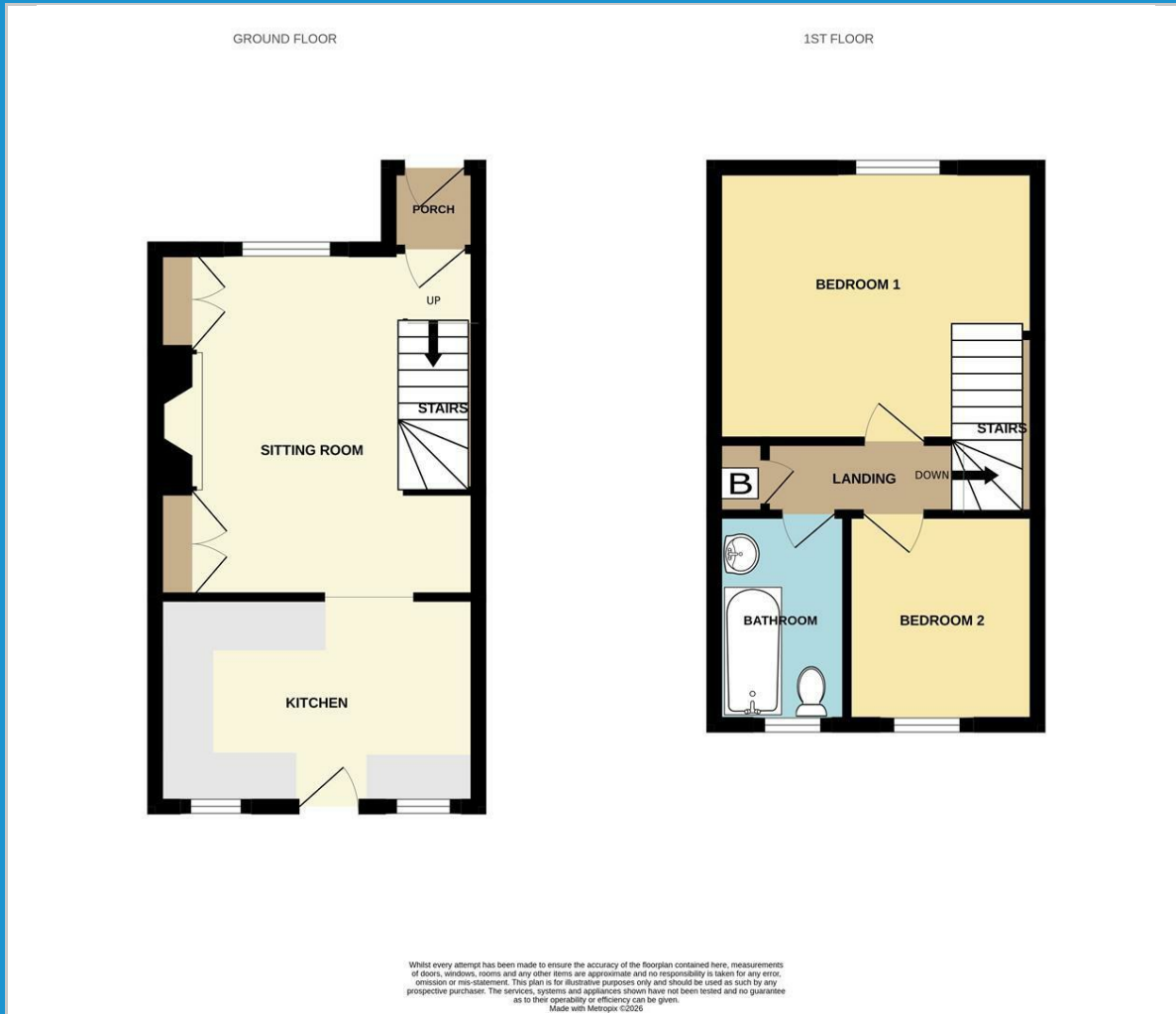
Situation

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.

Directions

The property is situated off Plymouth Road shortly after passing through the Pixon Lane roundabout, coming from the town centre, on the right hand side.

Floor Plan



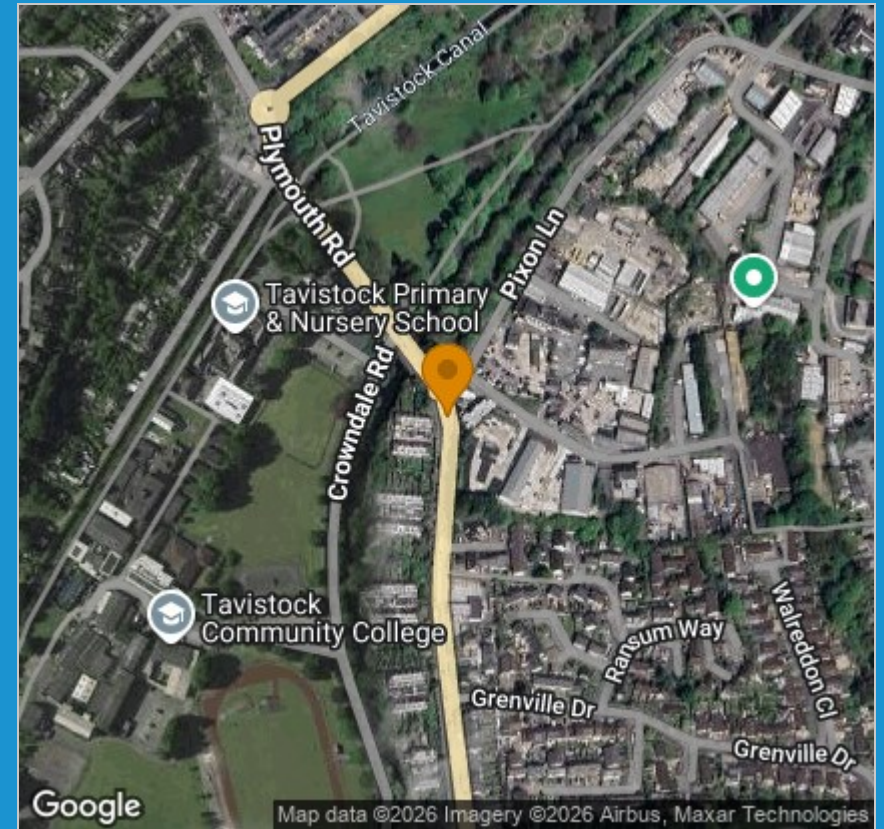
Viewing

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

