



Perivale



# Perivale

85 Old Exeter Road, Tavistock, Devon, PL19 0JE

Tavistock Town Centre 500 yards • Whitchurch Down 1.4 miles  
• Plymouth City Centre 15.5 miles • Exeter (via A30) 40 miles

An extremely bright and comfortable, extended, semi-detached 1930s home, with a pretty, private garden and off-road parking, a short walk from the town centre.

- Semi-Detached 1930s Home
- Bright, Extended Living Space
- Three Bedrooms (Two Doubles)
- Attractive Family Bathroom
- Lovely Kitchen/Family Room
- Pretty, Established Garden
- Parking For up to Two Vehicles
- Convenient Central Location
- Freehold
- Council Tax Band: C

Guide Price £325,000

## SITUATION

This appealing home is located in a popular and well-regarded area on the edge of Tavistock, yet within easy reach of the town centre, with the high street only 500 yards away on foot. In a slightly elevated position with a verdant backdrop, the house benefits from good privacy and some excellent views of the town and surrounding countryside, including Dartmoor away to the east.

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmers' markets are held. The maritime city of Plymouth is 15 miles to the south, whilst the cathedral city of Exeter lies some 40 miles to the northeast, providing rail, air and motorway connections to London and the rest of the UK.

## DESCRIPTION

This well-rounded semi-detached home originally dates to the 1930s, retaining classic details of the period, and has been a well-loved home for our clients for over 15 years.



The three-bedroom accommodation has been extended and now offers bright and very comfortable living space, which should suit a number of lifestyles, including couples, first-time buyers, growing families and those downsizing, and particularly those seeking close and easy proximity to the town centre. Externally, the property benefits from a pretty, sheltered enclosed garden and off-road parking for up to two vehicles, and also enjoys lovely views across the town and the surrounding countryside. A C-rated EPC and low council tax banding also contribute to comparatively lower running costs.

### ACCOMMODATION

The house is accessed beneath an arched storm porch into an entrance hallway, with stairs rising to the first floor and a useful understairs storage cupboard, from where the accommodation is comprised as follows: a comfortable, bay-fronted sitting room centred around a fireplace with an inset log-burning stove; the lovely, extended, open-plan kitchen/dining/family room, very much the centrepiece of the home, with double doors opening out to the gardens and a space for sitting, reading or hobbies adjacent to the dining area; the kitchen itself, which is fitted with a contemporary range of units and composite worktops incorporating a BEKO induction hob, Bico electric oven and stainless-steel sink and drainer, with a built-in fridge and separate freezer; an under-stair utility cupboard with space for laundry appliances; three first-floor bedrooms, including two good-sized doubles, of which one is bay-fronted enjoying the far-reaching views, and is fitted with a range of built-in furniture, and the other has built-in wardrobe space, and; the tastefully finished family bathroom with both a panelled bath and a corner shower enclosure fitted with a Triton Enrich electric shower.

### OUTSIDE

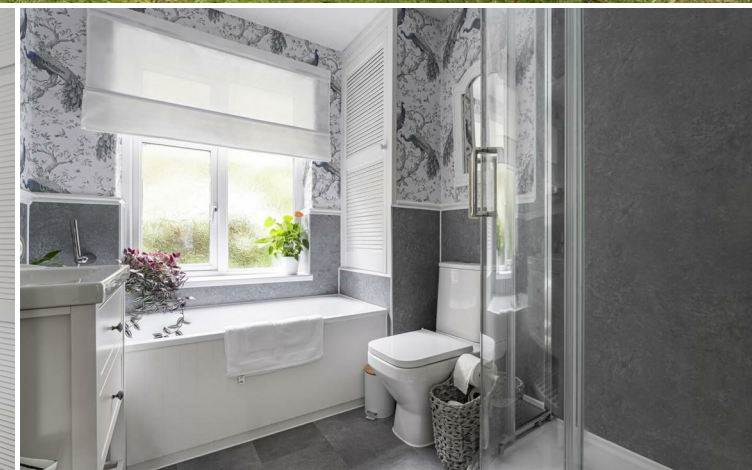
To the front of the house there is parking space for up to two vehicles, from where there are steps to the front door, flanked by a pretty, planted front garden area and a terrace. The principal garden sits to the side of the house and is laid to lawn, with a number of mature and colourful planted beds. A privately positioned patio seating area provides an excellent space for outdoor dining and entertaining, set beneath a very large magnolia and a camellia. At the top of the garden is a further area for the storage of tools and materials, and running along the rear of the house is a further, private paved area.

### SERVICES

All mains-supplied services are connected. Gas central heating throughout. Ultrafast broadband is available. Mobile voice/data services are available through the four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

### VIEWINGS AND DIRECTIONS

Viewings are strictly by appointment with the vendor's sole agents, Stags. The What3words reference is ///seats.stray.pace. For detailed directions, please contact the office.



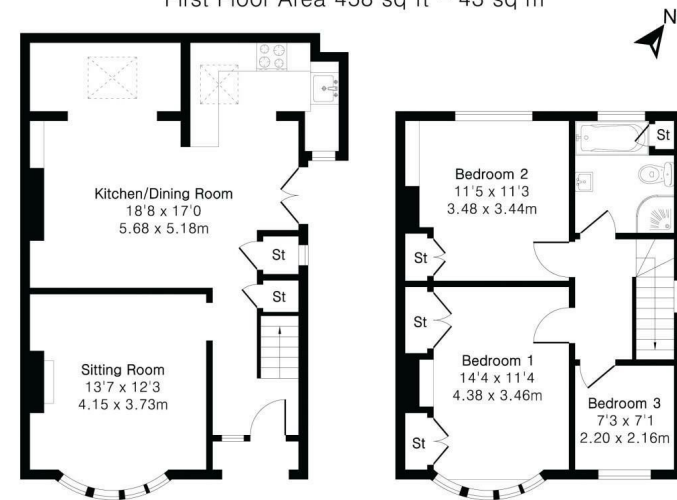
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



**Approximate Gross Internal Area 1020 sq ft - 95 sq m**

Ground Floor Area 562 sq ft – 52 sq m

First Floor Area 458 sq ft – 43 sq m



Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	80
EU Directive 2002/91/EC			

Bedford Square, Tavistock,  
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458