



Town • Country • Coast



Rowan Close

Tavistock

Guide Price £295,000



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## Rowan Close

Tavistock

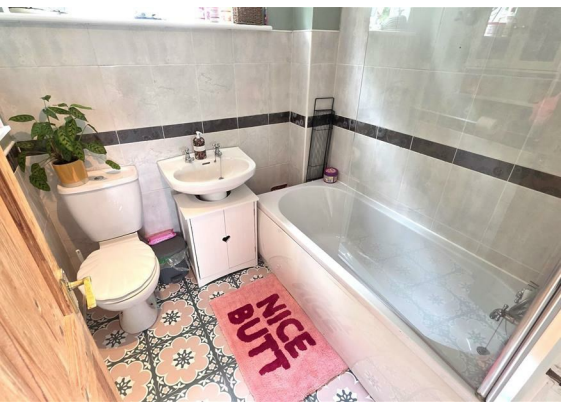
A fantastic opportunity to purchase a well presented four bedroom semi detached property located in desirable cul-de-sac location on the fringe of Tavistock.

This family home offers parking for two to three vehicles with the garage being converted to a downstairs Bedroom and Ensuite to offer versatile living accommodation.

The garden is tiered and generous in size offering views across to surrounding countryside from the top level.

Accommodation briefly comprises: Entrance porch, Entrance hall, Living room, Open plan Kitchen/Dining room, Downstairs bedroom, Ensuite, First floor Landing, Three Bedrooms and Family Bathroom.





**Porch**

**Hallway**

**Bedroom Four**

11'2" x 7'10" (3.41 x 2.39)

**En-suite**

**Living Room**

13'7" x 12'4" (4.15 x 3.77)

**Kitchen/Dining Room**

20'3" (max) narrowing to 15'7" x 10'4" (6.18 (max) narrowing to 4.77 x 3.16)

**Bathroom**

**Bedroom Two**

9'1" x 9'1" (2.78 x 2.79)

**Bedroom One**

14'11" (max) narrowing to 12'11" x 8'7" (4.57 (max) narrowing to 3.96 x 2.62)

**Bedroom Three**

10'4" x 6'9" (3.16 x 2.06)

**Tenure**

Freehold

**Council Tax Band**

C

**EPC**

C/72

**Services**

Mains gas, electricity, drainage and metered water.

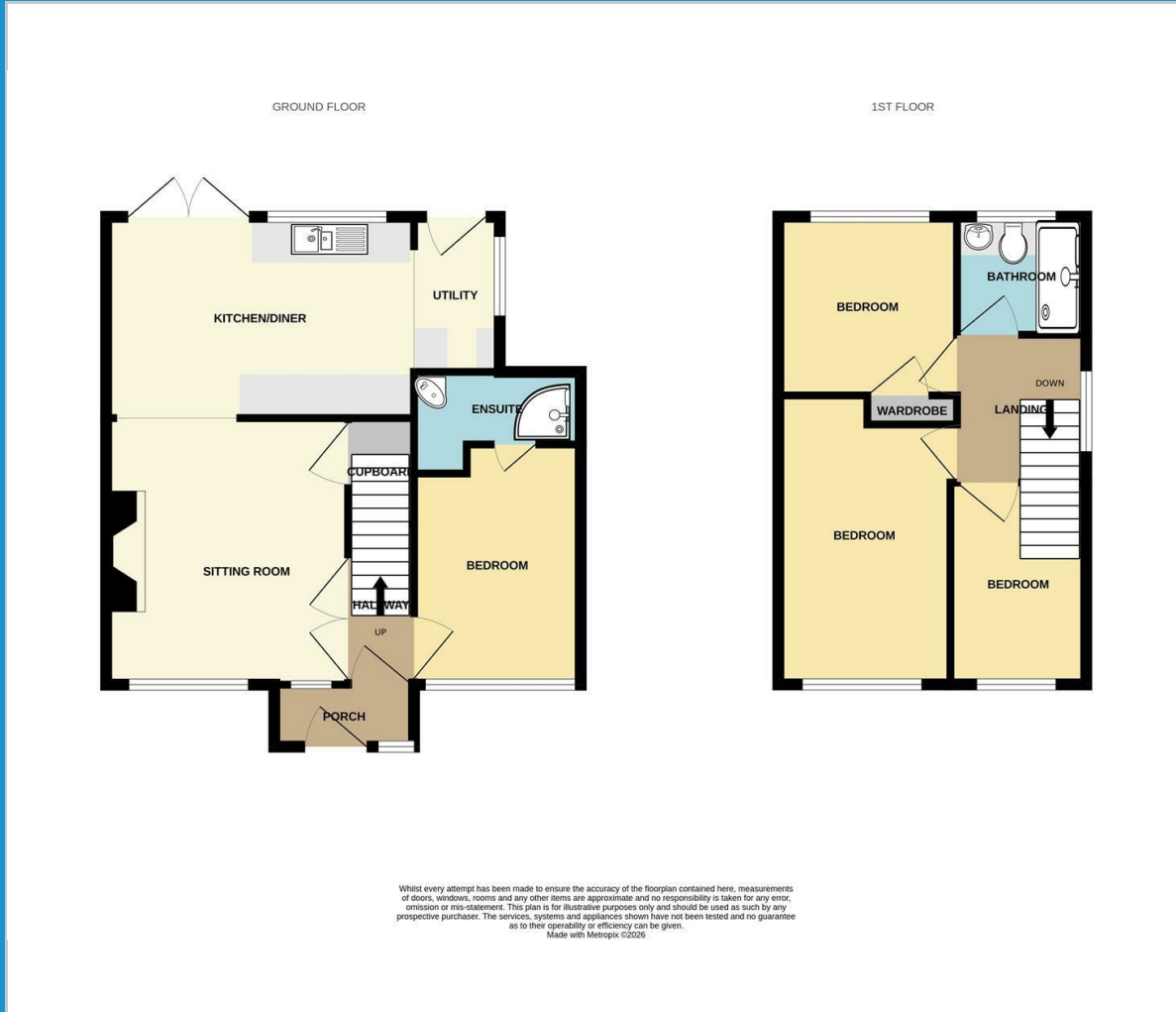
**Situation**

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**

From Tavistock Town Centre proceed along Plymouth Road, past Tesco on your left. Take the next left into Bishopsmead. At the top of the road turn right and then turn left into Rowan Close and the property can be found at the top of the road to the left hand side.

## Floor Plan



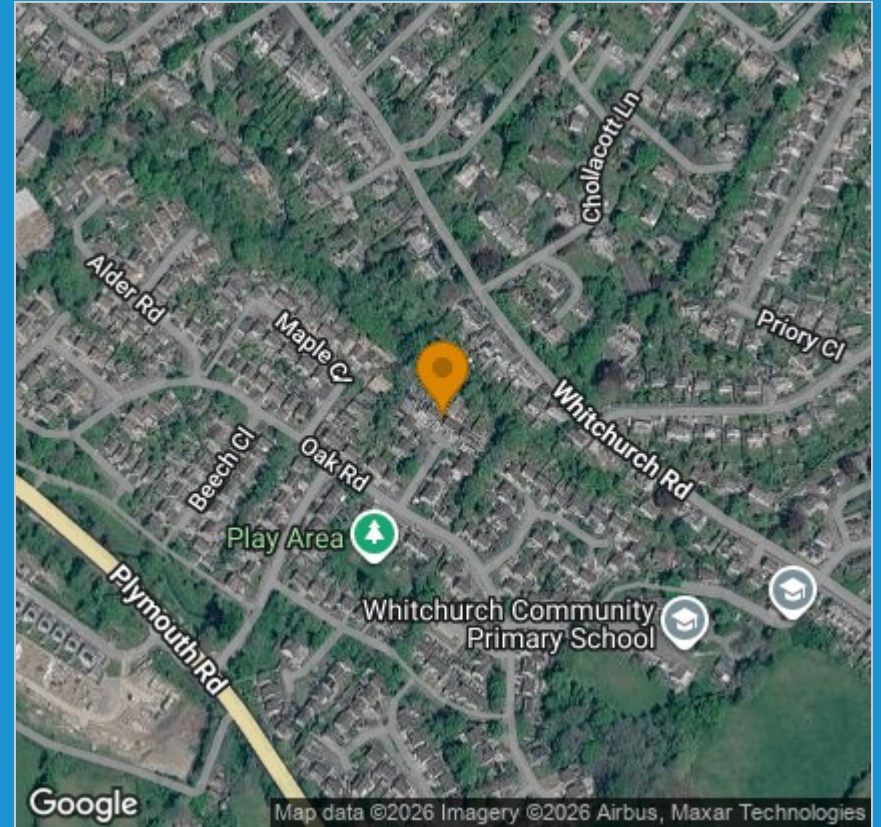
## Viewing

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.

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.

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## Area Map



## Energy Efficiency Graph

