

view property

Town • Country • Coast

Drake Road

Tavistock

Offers In Excess Of £285,000

3 2 2 E

Drake Road

Tavistock

NO ONWARD CHAIN! Located only a few minutes walk from amenities and the town centre, is this detached three double bedroom home, offering versatile accommodation with two reception rooms, ground and first floor bath/shower rooms, well stocked south-facing gardens with detached garden room, off road parking and car port. This family home is hugely convenient with its discrete location in the heart of Tavistock. There is an option to purchase a further garage located within close proximity of the property by separate negotiations.

Entrance porch leads to an inner hallway with access to the reception rooms, a generous 'L' shaped sitting room with focal gas fire and pretty porthole window, sliding patio doors overlooking the gardens and ample versatile space. The dining room also has sliding patio doors to front, fireplace (currently boarded off but not capped) and a door into the utility room housing a chest freezer, washing machine, tumble dryer and the mains gas fired central heating boiler. Off the utility room is a handy ground floor shower room. The kitchen/breakfast room is attractively fitted with a range of modern wall and base units, freestanding fridge/freezer and dishwasher, built-in eye level oven and induction hob. Door to rear patio area and an accessible deep understairs cupboard. Further door back into the sitting room.

On the first floor, there are three generous double bedrooms, all with built-in wardrobes and the principal bedroom with range of bedroom furniture, together with a family bathroom. Views can be enjoyed from the first floor.

To the rear is off road parking and a car port, which is a rare bonus in a town centre property. The car port also has rear storage and door to the gardens. Delightful south-facing gardens with an abundance of shrubs and flowering plants, extensive patio with a detached garden room, enjoying views across town and fields beyond, together with power connected, being an ideal entertaining or home hobby room.

























Entrance Porch

Inner Hall

Sitting Room
26'6" x 14'2" (8.10 x 4.32)

Dining Room
14'2" x 10'1" (4.32 x 3.09)

Utility Room
7'8" x 6'6" (2.35 x 2.00)

Ground Floor Shower Room

Kitchen/Breakfast Room
13'10" x 12'0" (4.23 x 3.66)

First Floor Landing

Bedroom 1
17'10" x 11'4" (5.45 x 3.47)

Bedroom 2
14'1" x 10'1" (4.30 x 3.08)

Bedroom 3
14'1" x 10'2" (4.30 x 3.10)

Bathroom

Garden Room
9'10" x 8'2" (3.00 x 2.50)

Car Port

Services
Mains metered water, mains drainage, electricity and gas.

EPC
E52

Local Authority
West Devon Borough Council - Tax Band D

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.

Directions
From Bedford Square, proceed up the hill into Drake Road passing under the viaduct and at the brow of the hill the property can be found on the left hand side. If approaching by car proceed up the hill into Drake Road and then left into Bannawell Street, then left again into Lakeside, and left again to the rear of the property.

Agents Note
1. There is an option to purchase a further garage located within close proximity of the property by separate negotiations.
2. Some photos have been staged by AI for marketing purposes.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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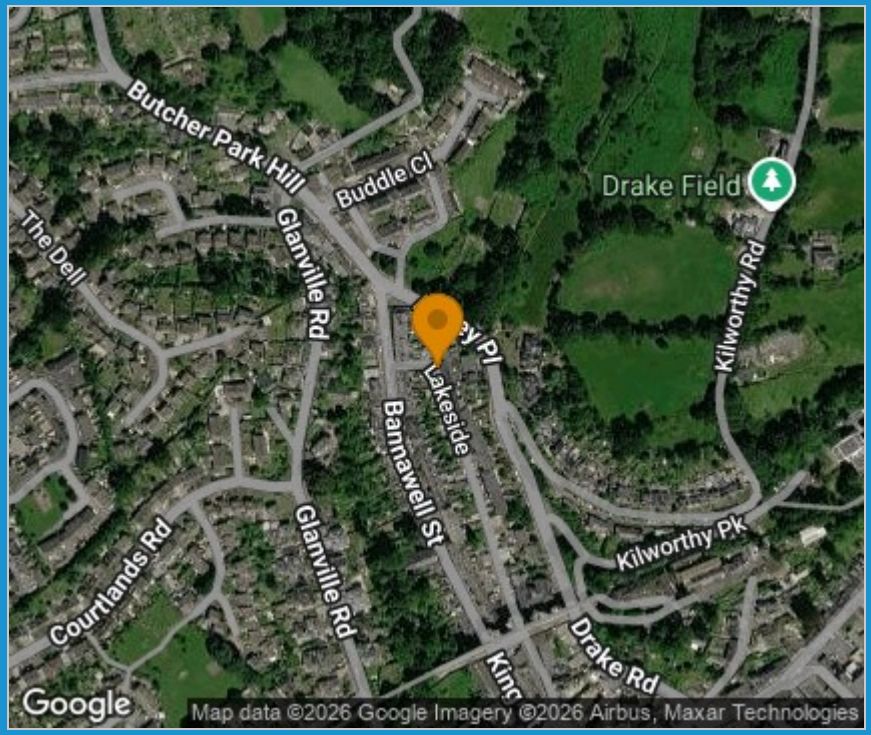
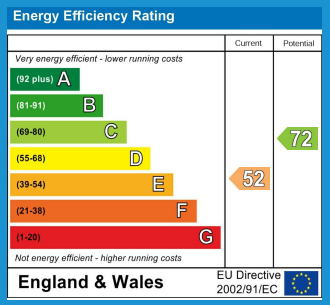
Area Map



Energy Efficiency Graph



AML CHECKS

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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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