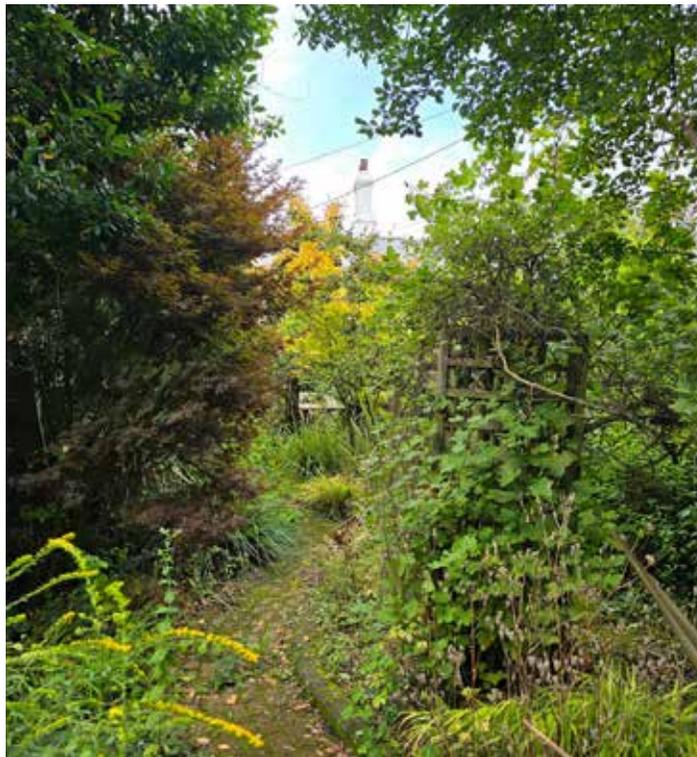




63 WESTBRIDGE COTTAGES Duke of Bedford Cottage in Need of Renovation
GUIDE PRICE £150,000 TAVISTOCK

MILLER TOWN & COUNTRY
exp UK



- » Grade II Listed Duke of Bedford Cottage
- » In Need of Full Renovation
- » Extended Kitchen/Diner
- » Living Room with Stone Fireplace
- » One Double Bedroom, One Big Single Bedroom
- » Upstairs Bathroom
- » Large Rear Garden Leading to Riverbank
- » Stone Shed at Front

The Property

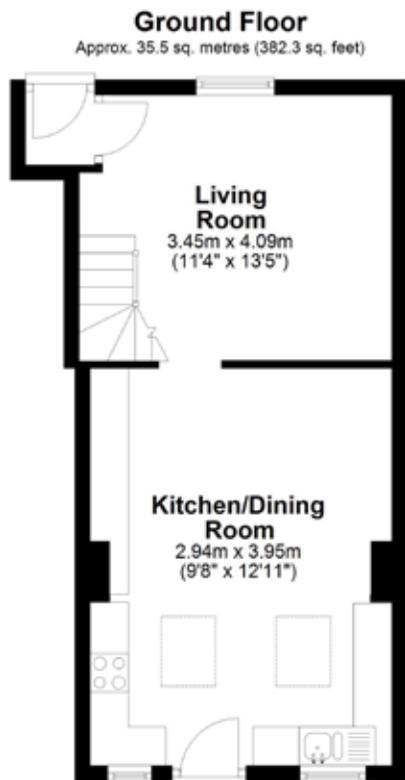
In need of full renovation throughout, this Grade II listed Duke of Bedford Cottage could make a cosy home for anyone wanting to be within walking distance of The Meadows and Town Centre. The property has been previously extended and now boasts a large light and bright kitchen/diner, which flows through into cosy living room with original stone fireplace. Upstairs are two bedrooms, one single and one double overlooking the garden towards the river, both served by the bathroom adjacent.

Outside

At the front there is a large stone storage shed. At the rear, the garden meanders over a patio seating area through different sections of plants, shrubs and trees and lead down to the river bank, the perfect spot for a cup of tea and to watch the wildlife.







Total area: approx. 60.2 sq. metres (648.4 sq. feet)

Location

The market town of Tavistock provides good shopping amenities, cafes, restaurants and schools along with riverside park, leisure centre and theatre all based around the beautiful countryside of Dartmoor National Park. Ideally located with easy access to the nearby maritime city of Plymouth which offers an excellent retail and commerce centre as well as road, rail and ferry links.

Agents Note: We are advised that Japanese Knotweed has been identified on the riverbank, and that a treatment plan is in place // There is a ROW at the front and back for neighbours to access their gardens and entrances.

KEY INFORMATION

-  2 Bedrooms
-  1 Bathroom
-  1 Reception Room
-  On street parking
-  Grade II Listed
-  Heating: Gas
-  Utilities: Mains electric, water, drainage and gas
-  Restrictions: None known
-  Easements, Wayleaves: None known
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: None known
-  Building Safety Concerns: Yes- JK in garden, treatment plan in place. Front bedroom mould and ceiling down
-  Mining Area: Yes
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: C (74)
-  Council Tax Band: A
-  Tenure: Freehold
-  Broadband: FTTP
*Per Ofcom
-  Mobile Signal: Inside Likely, Outside Likely *Per Ofcom
-  Not suitable for wheelchair users

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VIEWING:

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