

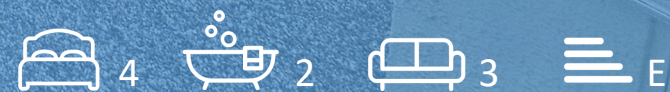


Town • Country • Coast



Old Exeter Road, Tavistock

Guide Price £575,000





Old Exeter Road

Tavistock

Conveniently located on the fringes of the town centre, enjoying panoramic views of the town, countryside and Dartmoor, is this superbly presented detached residence, offering three double bedroom accommodation, with an amazing conservatory overlooking extensive gardens and the views. The added bonus of this house is a self contained one bedroom annexe, currently used as a lucrative Airbnb, more information available on request.

Having been the subject of a sympathetic refurbishment, this 1930s detached family home offers well appointed and spacious accommodation. A large gravelled driveway provides ample parking, integral garage with parking and private gates leading to the rear patio. Sliding double doors lead into the entrance vestibule. A quirky understairs utility cupboard with space for a washing machine and tumble dryer, with a must in any home, downstairs cloakroom. From the hallway, a door leads into a the sitting room with fireplace housing a woodburning stove and picture window to rear. A beautifully fitted kitchen/dining room boasts solid oak worktops with breakfast bar, wall and base units incorporating composite sink, wine racks, integrated fridge, freezer, induction hob with integrated extractor and an electric oven. From here, an opening leads you into the conservatory with bi-fold doors to side and patio doors to rear, being a superb light space to sit and relax, entertain or enjoy the magnificent views.

From the rear lobby, is a door into the integral garage and stairs leading to a one bedroom Annexe. Comprising a double bedroom, with space for table and chairs, kitchenette and adjoining bathroom. On the main first floor, the landing gives access to three good sized double bedrooms and a well appointed bath/shower room with walk-in shower, vanity basin, WC and bath.

To the rear is an extensive patio to enjoy the views, good sized lawn and two useful store sheds. Bordered by mature hedges and shrubs for all round seasonal colour.



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Entrance Vestibule	
Inner Hallway	
Cloakroom	5'8" x 4'0" (1.75m x 1.24m)
Kitchen/Dining Room	12'0" x 10'9" (3.66m x 3.30m)
Conservatory	12'9" x 11'9" (3.90m x 3.60m)
Sitting Room	16'9" into bay x 11'5" (5.11m into bay x 3.48m)
Rear Hallway	
FIRST FLOOR ANNEXE/AIR BNB	
Landing	
Bathroom	6'9" x 4'7" (2.07m x 1.41m)
Bedroom 4	14'9" x 13'5" (4.52m x 4.09m)
With Kitchenette and Dining Area	
MAIN FIRST FLOOR LANDING	
Bedroom 1	13'10" x 11'6" (4.22m x 3.53m)
Bedroom 2	12'0" x 11'8" (3.68m x 3.56m)
Bedroom 3	12'0" x 10'11" (3.66m x 3.33m)
Bath/Shower Room	7'4" x 6'5" (2.26m x 1.96m)



Integral Garage

16'7" x 13'10" (5.08m x 4.22m)

Services

Mains water, gas and electricity. Private drainage to septic tank.

Local Authority

West Devon Borough Council - Tax Band F

EPC

TBC - Commissioned

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

From Tavistock town centre proceed up Drake Road and take the first right into Old Exeter Road. Continue up to the top of the hill, under the bridge and after a short distance the property can be found on the right.

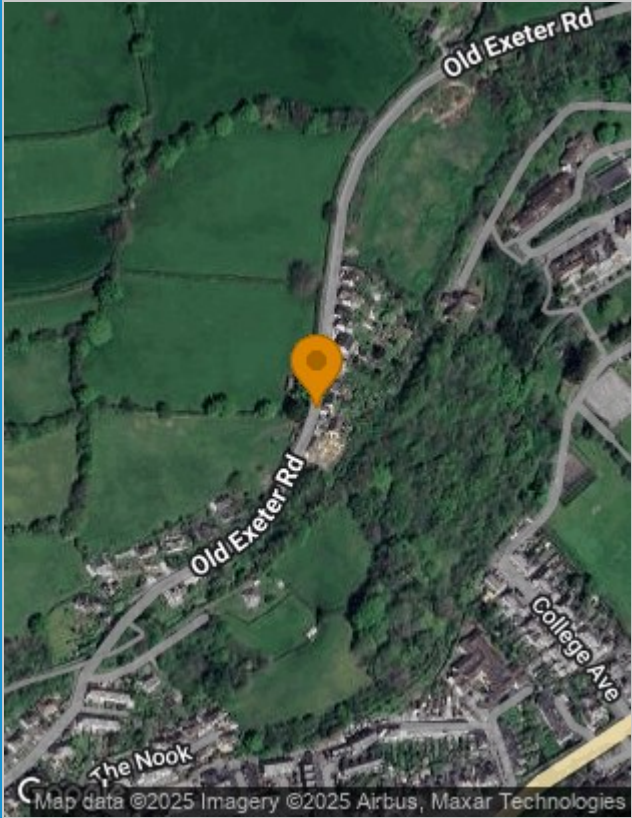




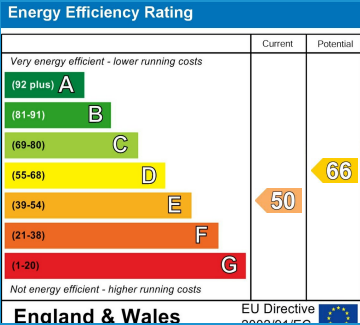
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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