

43, Deer Park Crescent

STAGS







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Tavistock, Devon, PL19 9HH

St Peters Junior School 200 yards • Tavyside Health Centre 0.4 miles • Public House 0.5 miles • Whitchurch Down 0.5 miles (on foot) • Town Centre 0.6 miles • Plymouth 15 miles • Exeter 40 miles

Offered chain-free, a very bright and versatile home of 1,900 sq.ft in c, complete with wrap-around gardens, a gated drive and integral garage, enjoying good privacy and fine views.

- Bright, Versatile House for Refurbishment
- Scope to Remodel and/or Extend (STP)
- Private, Sheltered Plot, 0.24 Acres in All
- Desirable Area, Close to Town and Moorland
- Freehold
- Five Generous Bedrooms, Three Receptions
- Wrap-around Gardens, Drive and Garage
- Attractive Town and Countryside Views
- No Onward Chain
- Council Tax Band: F

Guide Price £550,000

Stags Tavistock

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SITUATION

This appealing home is located in an elevated, west-facing position within the sought-after area of Deer Park, which is perennially popular for being a well-regarded, upmarket neighbourhood whilst also being within very easy reach of local amenities, with a Post Office/shop, public house and GP Surgery all within half a mile, and the town centre just a ten-minute walk away. The house benefits from a good degree of privacy and shelter, and some far-reaching views across the town towards surrounding countryside. Additionally, open moorland is accessible on foot, at Whitchurch Down, within less than a mile.

Tavistock itself 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. Plymouth is 15 miles to the south, and the city of Exeter lies 40 miles to the northeast, providing transport to London and the rest of the UK via its railway links, international airport and the M5.

DESCRIPTION

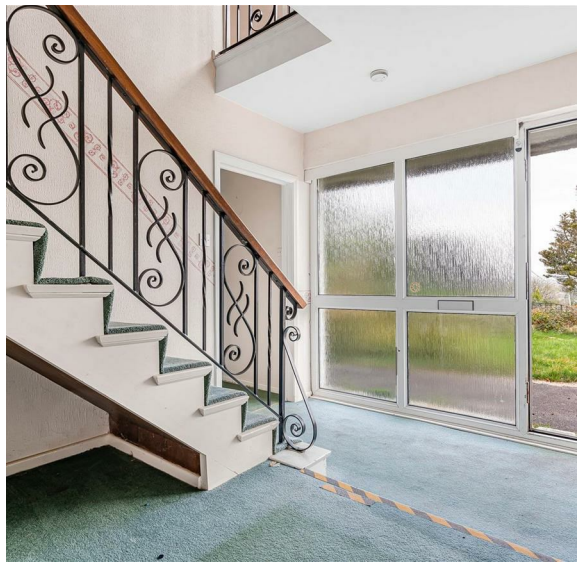
This very well-proportioned, detached family house was built, we believe, during the early 60s, and is offered to the market for the first time in over 30 years with no onward chain. Internally, the house is characterised by a series of generously sized, bright and square rooms, most of which enjoy an attractive outlook over the property's gardens, and those which are front-facing benefit from some fine townscape and distant countryside views. Now requiring comprehensive refurbishment, the accommodation comprises five bedrooms and three reception rooms, all offering significant potential for modernisation, remodelling and extension, subject to any necessary consents or approvals. Externally, the house is complemented by a gated driveway, integral garage and colourful, mature wrap-around gardens on three sides, providing excellent space for active families and keen gardeners alike. In all, the plot extends to approximately 0.24 acres.

ACCOMMODATION

The property is accessed beneath a covered entranceway into a central reception hall, where stairs rise to the first floor and, to one side, is a cloakroom. The ground floor accommodation comprises three reception rooms, including a front-facing, dual-aspect sitting room centred around a stone and timber-panelled fireplace, currently housing an electric fire.













The sitting room then opens into an extended dining room/sun lounge which enjoys a triple aspect and leads out to the garden through patio doors. Beyond the dining room is the kitchen, which is currently fitted with a range of units together with a Hotpoint double oven and four-ring gas hob. There is additional space for further appliances, a pantry cupboard and a door providing access to the rear garden. Completing the ground floor is a front-facing study.

Off the galleried first-floor landing are five well-proportioned bedrooms, including four doubles and a generous single, of which four have built-in cupboards or wardrobes, and three are front-facing, including the principal bedroom which enjoys a dual aspect, overlooking the garden at the rear and enjoying town views to the front. Completing the first floor is a family bathroom, separate WC and a double airing cupboard. It may be possible to reconfigure part of the first-floor accommodation or merge the bedrooms at the northern end of the house to create a master bedroom suite with en-suite facilities.

OUTSIDE

The property is approached over a gated, tarmac driveway which leads to the integral single garage. The gardens wrap around the house to the front, side and rear, and are predominantly laid to lawn and planted with specimen trees, mature shrubs and colourful, well-stocked borders, including two mature red acers, camellias, oak, palm and fir trees. Within the rear garden are a timber tool shed, potting shed and an 8'x6' greenhouse, all of which are now in need of repair or replacement.

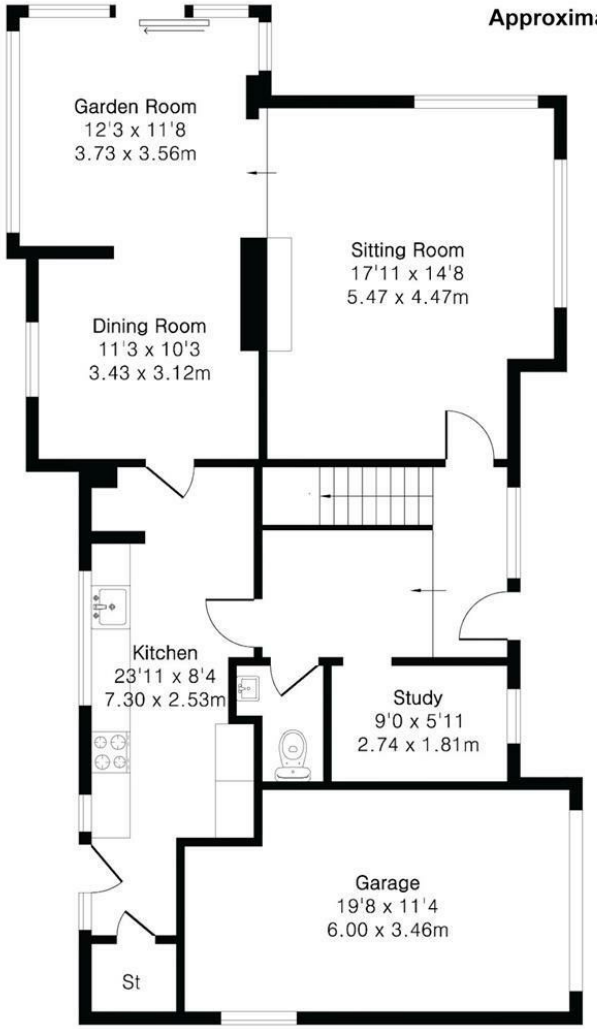
SERVICES

All mains services are connected. Mains gas-fired central heating. Ultrafast broadband is available. Mobile voice and data coverage is available through the four major network providers (source: Ofcom online service checker). Please note that the agents have neither inspected nor tested these services.

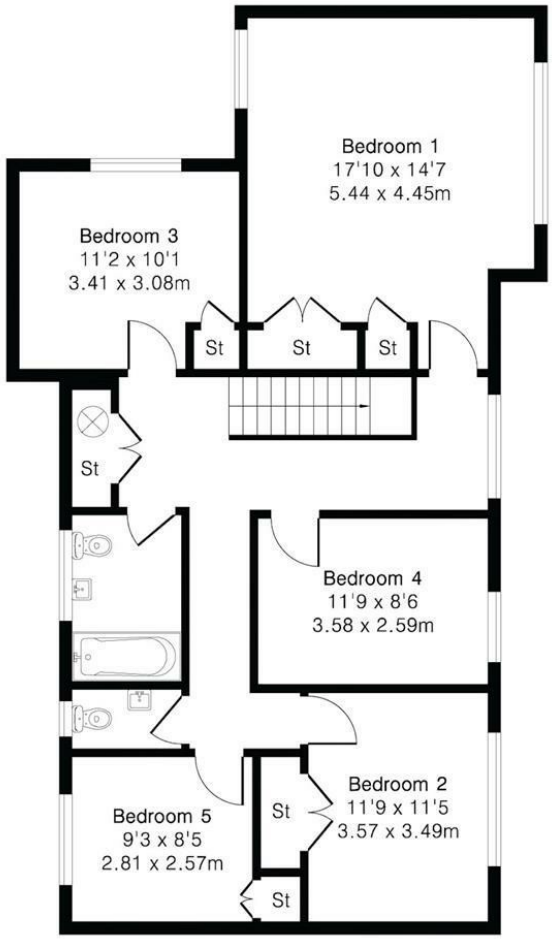
VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is ///movie.faces.rang. For detailed directions, please contact the office.

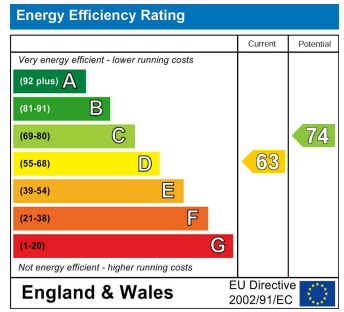
Approximate Gross Internal Area 1908 sq ft - 177 sq m
Garage Area 212 sq ft – 20 sq m
Total Area 2120 sq ft – 197 sq m



Ground Floor



First Floor



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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.










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