

**LAWSON**  
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**The Old Post Office, 25 Tavistock Road, Roborough, Plymouth**

**Plymouth**

**£385,000**

Lawson are delighted to market this beautifully appointed detached character home in the heart of Roborough village, just a short distance from all amenities and excellent transport links. The property benefits from well maintained accommodation arranged over two floors comprising; composite front door leading to an entrance vestibule with slate flagged flooring and carpeted stairs leading to the first floor landing, with polished handrail and newel post, an oak door leads to the sitting room. The double aspect room featuring a wood burning stove set in a stone fireplace and large storage cupboard and a step leads up to the dining room; with under floor heating, LVT flooring, windows to the side elevation and a stable door leads to the kitchen breakfast room; which is fitted with a matching range of base and eye level storage cupboards with post formed and roll top work surfaces, space for a Range cooker, a one and a half bowl ceramic sink drainer unit with a mixer tap, tiled splash backs, flagged flooring with under floor heating, a larder with a window to the side elevation and shelving, a further stable door leads to utility; again with a heated flagged floor, Belfast sink with a mixer tap over, washing machine, space for tumble dryer, an airing cupboard, window to the side elevation and stable door to the garden. A cloakroom with a low level WC, pedestal wash hand basin and a window to the side elevation.

From the entrance porch carpeted stairs lead to the first floor landing, which has a window to the side elevation and a doorway to bedroom one; a very spacious double, with sash PVC windows to the side and front elevations, a feature fireplace with a wooden surround and mantle, cast iron insert with tiles, a walk in wardrobe with hanging rails. Bedroom two, a further double has window to side elevation, again with a period fireplace an exposed beam. Bedroom three again, a double has a window to the side with part panelled wall and exposed beam.

The family bathroom is fitted with a matching five piece suite comprising; roll top double ended bath with a shower mixer tap, two pedestal wash hand basins, low level WC, an oversized shower cubicle with a direct feed shower unit and drencher head, easy clean splash backs, towel rail, sash windows to rear elevation, full height tiling to walls and floor. A walk in storage cupboard with a window to the side.

Externally, the cobbled area to the front of the property doesn't appear on any deed but has been historically used by the Old Post Office for many years exclusively for parking, the vendors resurfaced it in recent years to the councils specification. The rear garden is fully fenced enclosed, predominantly laid to lawn with a flagged patio and raised beds and a rear access. Large purpose built workshop with power and light. The property has the benefit of PVCu double glazing, gas fired central heating. An internal viewing is highly recommended.

## ROBOROUGH VILLAGE

Roborough Village is situated approximately five miles to the north of Plymouth city centre and is well placed for all local amenities which include the nearby Tesco & Lidl superstore's, a local village public house/restaurant, a number of additional shops and businesses and a popular CofE primary school all within walking distance. There is a regular bus service to the city centre, as well as a "Park and Ride" bus service. Roborough Village is situated adjacent to the A386, which provides easy access to both the city centre and Dartmoor National Park.







## Lawson Property

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