



141, Tamar Avenue



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, Tavistock, PL19 9HZ

Open Moorland 500 Yards • Tavistock 750 Yards • Plymouth
15.5 miles • what3words:///woes.fancy.dreams.

A well-presented two-bedroom end of terrace property situated in a convenient position, benefiting from off-road parking.

- Two Bedroom Home
- End-Terrace
- Ideal First Time Purchase
- Private Driveway with Parking
- Rear Garden with Decking Area
- Outbuilding to the Rear
- Cul-de-Sac Location
- Short Walk to Open Moorland
- Freehold
- Council Tax Band: B

Guide Price £200,000

SITUATION

Located in a cul-de-sac in Tavistock, just a five-minute walk to open moorland and ten minutes from Tavistock town centre. Tavistock 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 farmer's markets are held. Plymouth is 12 miles to the south and Exeter lies 42 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.



DESCRIPTION

A well-presented two-bedroom end of terrace property situated in a convenient position, benefiting from off-road parking, a pleasant rear garden and a useful outbuilding. The property offers well-proportioned accommodation throughout and would make an ideal first-time purchase, investment opportunity or home for those looking to downsize.

ACCOMMODATION

The property is entered via a uPVC front door into the entrance hall, with the staircase directly ahead rising to the first-floor landing. Immediately to the right is the sitting room, a well-proportioned reception room with a large window to the front elevation allowing good levels of natural light. The focal point of the room is a wall-mounted electric fireplace with a pine surround. The room also benefits from useful understairs storage. To the rear of the sitting room is the kitchen, fitted with an oven with extractor hood above and space for a washing machine. The kitchen sink enjoys views over the rear garden. Leading from the kitchen is a useful utility room, which houses a tumble dryer and tall fridge freezer and provides a door giving access to the side and rear of the property. On the first floor, the landing benefits from a window providing natural light. The family bathroom is fitted with a bath with shower over. Bedroom two is a good-sized double room positioned at the rear of the property, overlooking the garden, and includes a cupboard housing the combination boiler. The principal bedroom is a generous double room overlooking the front of the property and the driveway, and benefits from a built-in wardrobe which could be fitted with additional hanging rails and shelving if required.

OUTSIDE

Outside, the property enjoys driveway parking to the front and a private rear garden providing a lovely space for outdoor seating and entertaining, along with a useful outbuilding offering additional storage or potential for a variety of uses.

SERVICES

Mains water, electricity, gas and drainage are connected, with gas-fired central heating. Ultrafast broadband is available and mobile/data services are available with all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.



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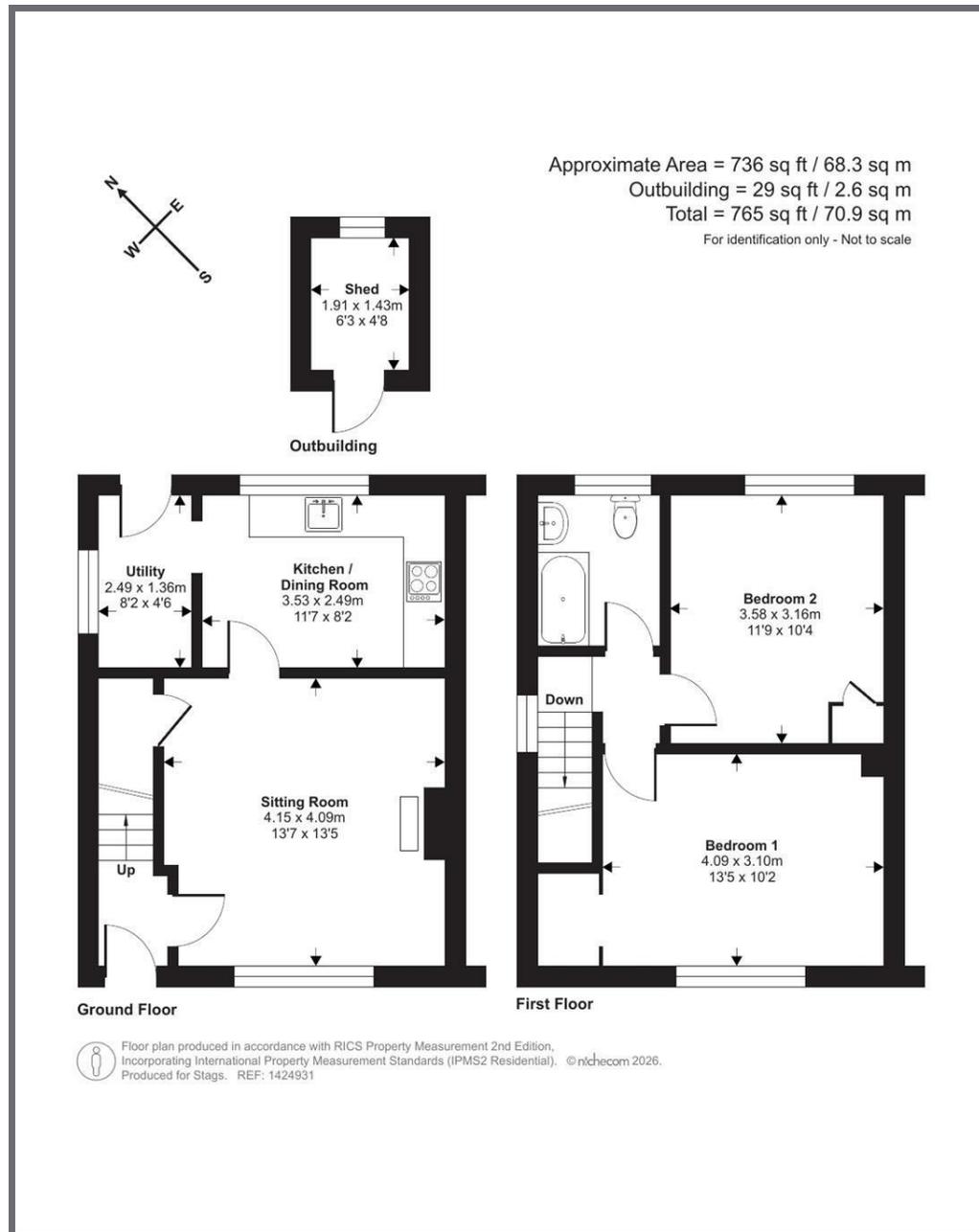


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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