



Town • Country • Coast



St. Davids Road
Tavistock

Guide Price £375,000



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Tavistock

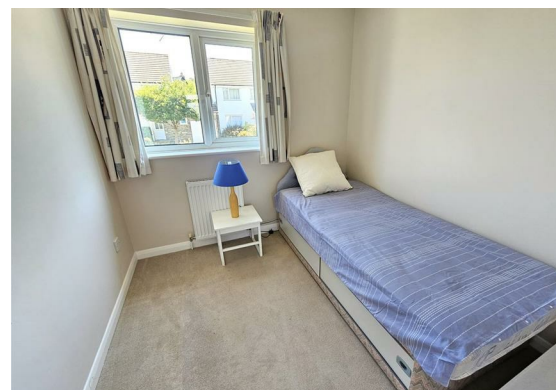
Being very well presented yet with no onward chain, is this attractive link detached family home, offering generous three bedrooms, two reception rooms, delightful rear gardens with stunning views, together with front gardens, driveway and garage. The breakfast/sun room, kitchen and lounge all enjoy superb views over the rear gardens, town, countryside and moors beyond. Located within walking distance of Whitchurch Down and Tavistock Golf Club.

Benefitting glazed oak veneer internal doors, the welcoming entrance hall has a useful downstairs cloakroom and leads to the lounge/diner, with patio doors to the rear terrace enjoying views across the town, countryside and moors beyond. There is a modern fireplace with electric fire. The kitchen is particularly well fitted with a range of wall and base units under wooden worktops, with integrated dishwasher and fridge. Freestanding electric double oven and ceramic hob, with extractor canopy hood over. Attractive tiled splashback and enjoying superb views. From the kitchen a door leads into a breakfast/sun room, with door to outside and door into the garage, with utility space for white goods.

On the first floor, the landing boasts an airing cupboard and access to the roof space housing the gas fired boiler. There are two generous double bedrooms with built-in wardrobes, further single bedroom and a well appointed shower room, with full length walk-in shower, mains fed rainfall and detachable shower heads over, vanity wash basin and WC unit with concealed flush.

There are lawned front gardens bordered with many flowering shrubs. Driveway parking and integral garage with utility area. To the rear, a raised patio terrace off the lounge enjoys superb views. Further extensive patio and lawned garden, bordered by many established plants and flowering shrubs, together with a useful store shed.





Entrance Hall

Cloakroom

Lounge/Dining Room

24'0" x 11'0" (7.34 x 3.36)

Kitchen

10'0" x 7'5" (3.05 x 2.27)

Breakfast/Sun Room

10'2" x 6'9" (3.10 x 2.08)

First Floor Landing

Bedroom 1

11'1" x 10'1" (3.40 x 3.09)

Bedroom 2

10'6" x 9'7" (3.21 x 2.94)

Bedroom 3

7'2" x 7'2" (2.20 x 2.20)

Shower Room

7'9" x 5'2" (2.38 x 1.58)

Integral Garage

16'10" x 10'5" max (5.14 x 3.20 max)

Services

Mains water, electricity, drainage and gas.

EPC

C79

Local Authority

West Devon Borough Council - Tax Band D

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 along the A386 towards Okehampton and on the edge of the town turn right into Mount Tavy Road, follow this road taking the right hand turn into Violet Lane and continue up the hill and around into Green Lane, then turn right into St Davids Road. Follow the road, keeping left and the property will be found on the right hand side. Or follow Whitchurch Road and turn left into Down Road, continue to the end of this road and turn left then left again into Green Lane and after a short distance turn left into St David's Road.



Floor Plan



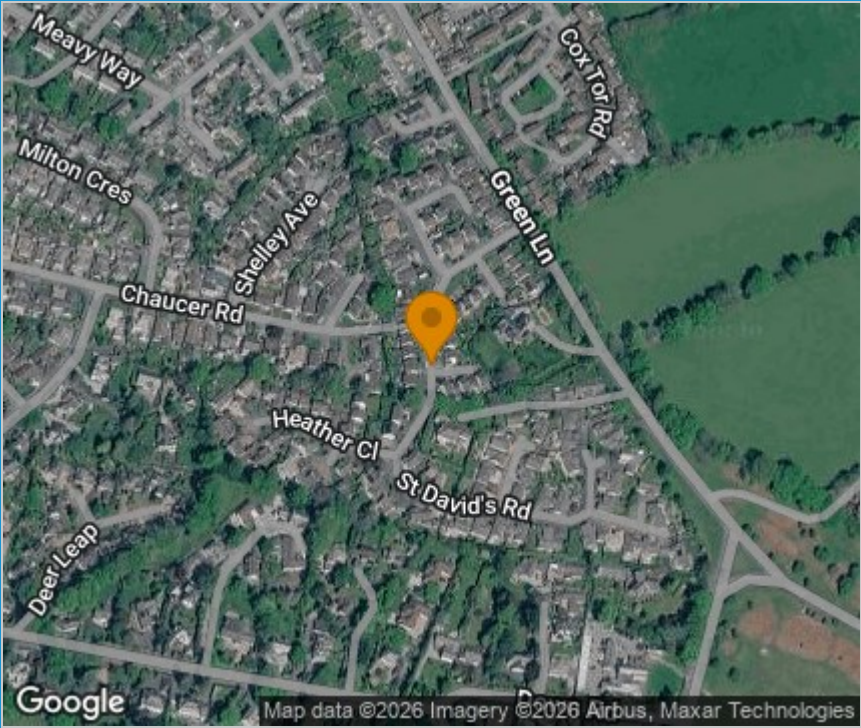
Viewing

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.

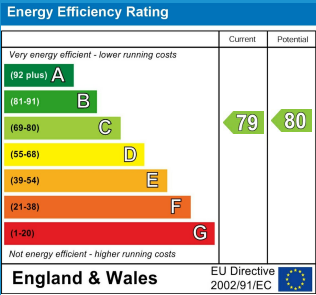
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3a Brook Street, Tavistock, Devon, PL19 0HD
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph



AML CHECKS

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