



Town • Country • Coast



Chapel Street

Tavistock

Guide Price £299,950



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# Chapel Street

## Tavistock

Located only a short level walk from the town centre is this immaculately presented three bedroom, two shower room, semi-detached family home, with stylish Ikea kitchen/diner and well maintained terraced gardens with attractive areas for dining al fresco. Many period features including picture rails and timber doors.

The front entrance porch leads into a good sized hallway with stairs to first floor and a deep understairs cupboard. A door leads into a generous sitting room with gas fire and bay window to front. The kitchen/diner offers ample space for dining table and chairs, with a stylish Ikea kitchen including a freestanding unit incorporating an electric oven and induction hob. Glazed wall units, double sink unit enjoying a pleasant aspect to rear. A further door leads into the rear porch/utility room, offering space for white goods, with door to outside and door to the wet room with WC, basin and an electric shower.

On the first floor, the landing has access via a loft ladder to the loft space, being boarded with light and sockets, and a built-in airing cupboard. There are three bedrooms, two being generous doubles, one with double wardrobes to either side of chimney breast and enjoying pleasant outlook to the front and views over the garden to the rear. An attractively fitted shower room, with full length walk in shower, aqua-boarding to walls and mains fed shower over.

A small front garden well stocked with shrubs and flowers. Gravelled path giving access to the side of the house which then leads to a rear courtyard, with outside tap and lighting. Steps up to a gravelled terrace for sitting outside and relaxing or entertaining with many mature plants, including an Acer, giving a good degree of privacy. Further steps up to a lawned garden with mature Cherry Tree and views toward the Church. Further generous gravelled area with useful timber store shed. Situated near the Tavistock bus station, with links to Plymouth, Exeter and Okehampton.





#### Entrance Porch

#### Entrance Hall

#### Sitting Room

13'9" x 11'5" (4.21 x 3.49)

#### Kitchen/Dining Room

12'4" x 10'11" (3.78 x 3.33)

#### Utility/Rear Porch

9'2" x 4'2" (2.80 x 1.28)

#### Wet Room

#### First Floor Landing

#### Bedroom 1

11'11" x 10'11" (3.64 x 3.35)

#### Bedroom 2

12'4" x 11'0" (3.78 x 3.36)

#### Bedroom 3

8'6" x 6'5" (2.61 x 1.97)

#### Shower Room

1.98 x 1.51

#### Services

Mains water, electricity, drainage and gas.

#### EPC

D58

#### Local Authority

West Devon Borough Council - Tax Band C

#### Tenure

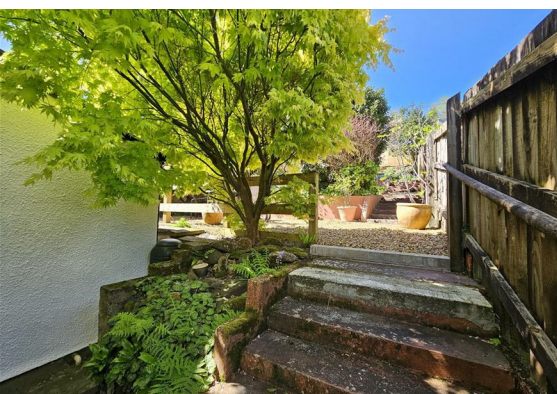
Freehold

#### 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. Situated near the Tavistock bus station, with links to Plymouth, Exeter and Okehampton.

#### Directions

From the town centre in Bedford Square, follow Plymouth Road and turn right into Chapel Street, just after the bus station. Follow this road bearing left and along Chapel Street, the property will be found on the right hand side.



## Floor Plan



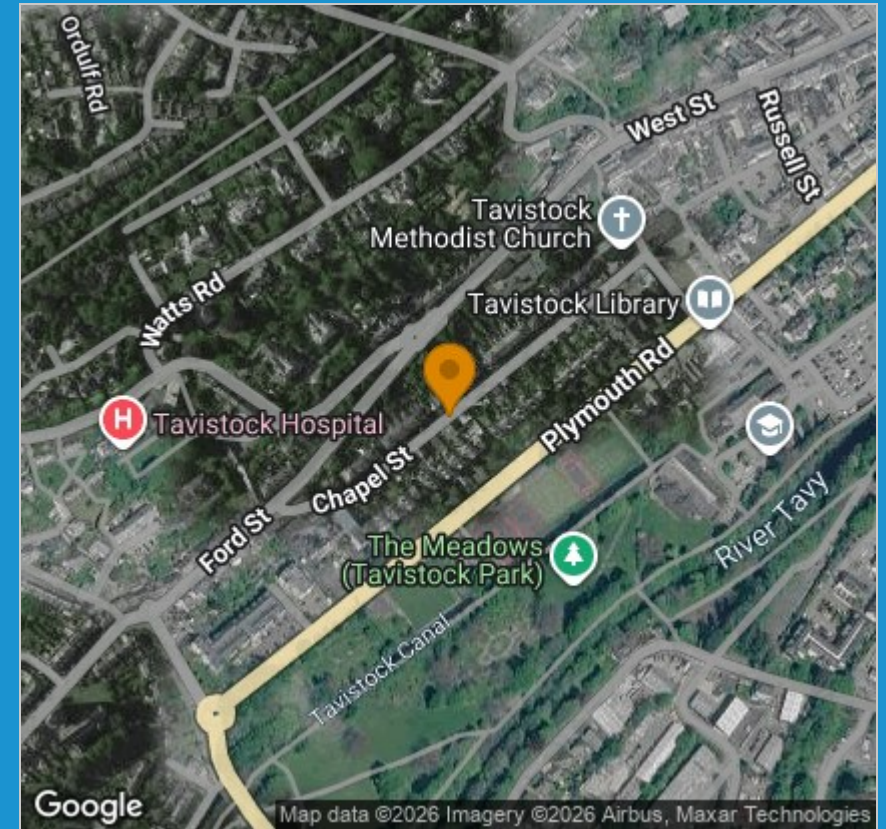
## Viewing

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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## Area Map



## Energy Efficiency Graph

