



Plymouth Road

Tavistock

Guide Price £210,000



## Plymouth Road

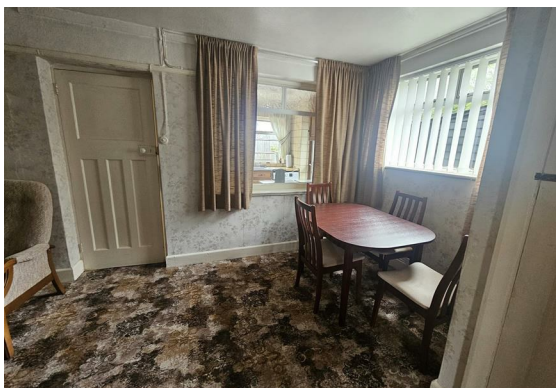
Tavistock

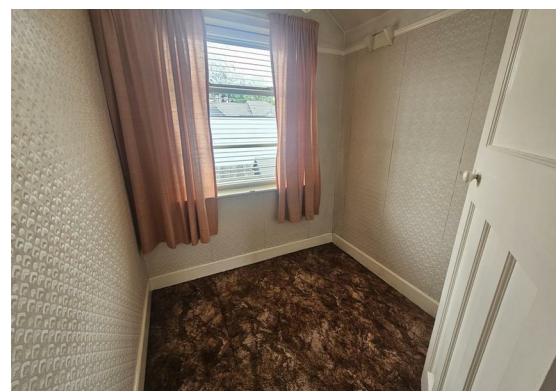
Located within a level walk of the town, park and amenities and ripe for modernisation and updating, is this semi-detached three bedroom, two reception room house. Private off road parking, level gardens and outbuildings including detached workshop with power, store shed and a timber garage.

The entrance hall leads to the sitting room with tiled fireplace and door leading into the lounge/dining room, with further tiled fireplace and deep understairs cupboard. A door then leads to a rear lobby with a kitchen, fitted with a range of wall and base units, with space for cooker and white goods, door to outside. A ground floor bathroom with bath, WC and basin.

On the first floor are three bedrooms, one with storage cupboard, two being generous doubles.

Outside, the property is approached over a shared lane with four other properties, which leads to the front of the house. Paved garden which could be additional parking if required. Off road parking and path to side. Level gardens to the rear with greenhouse, vegetable beds and mature shrubs. Outbuildings comprise a detached garage, workshop with power and light, further store shed.





## Entrance Hall

### Sitting Room

12'4" x 10'0" (3.76 x 3.05)

### Lounge/Dining Room

15'8" x 10'5" (4.79 x 3.19)

### Kitchen

7'11" x 7'7" (2.42 x 2.33)

### Bathroom

7'5" x 5'5" (2.28 x 1.66)

## First Floor Landing

### Bedroom 1

14'0" x 9'10" (4.28 x 3.02)

### Bedroom 2

10'1" x 9'0" (3.08 x 2.75)

### Bedroom 3

6'8" x 6'3" (2.04 x 1.92)

### Workshop

15'9" x 8'7" (4.82 x 2.63)

### Garage

16'0" x 10'6" (4.90 x 3.22)

## Services

Mains water, electricity and drainage.

## Local Authority

West Devon Borough Council - Band C

## EPC

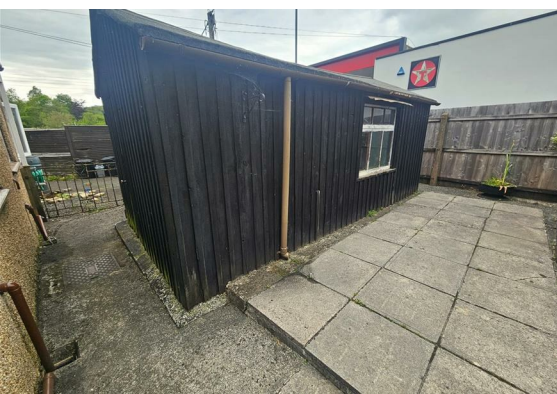
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## Situation

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 beautiful attractions such as the Walkham, the Tavy and the Tamar.

## Directions

From the town centre, proceed along Plymouth Road, passing the Texaco Garage, then turn immediately left into a private lane and the property will be found on the left hand side.



Floor Plan



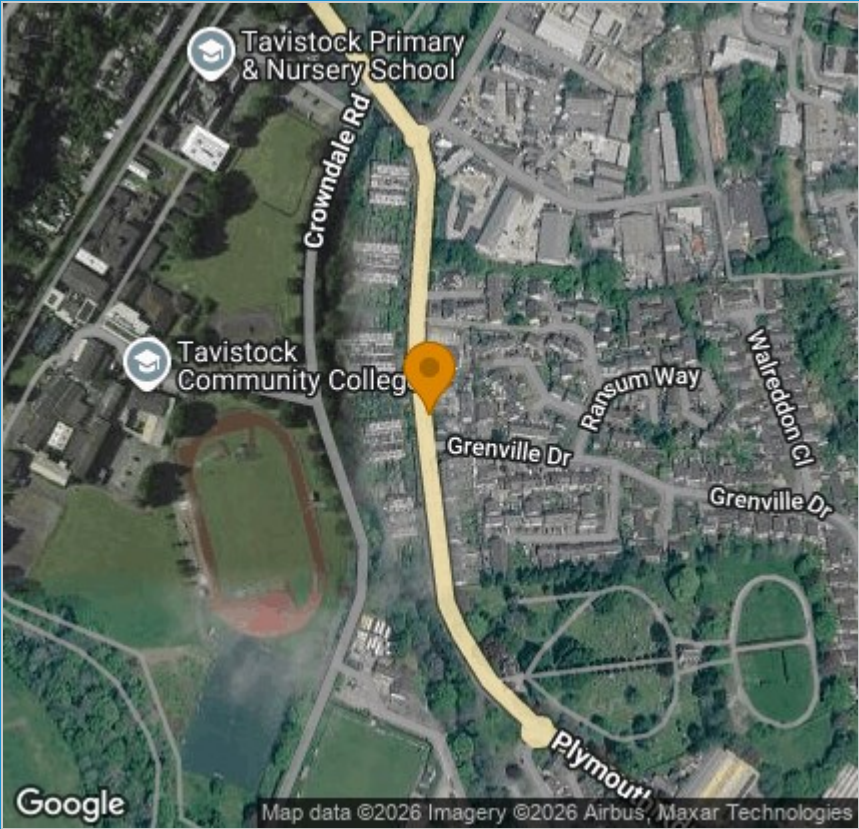
Viewing

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

