

view property

Town • Country • Coast

Plymouth Road

Westbridge Cottages, Tavistock

Offers In Excess Of £185,000

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Plymouth Road
Westbridge Cottages
Tavistock

Tucked away towards the end of a row of cottages on the fringe of town, is this characterful two bedroom Grade II Listed, Duke of Bedford cottage with well established garden, outbuildings and the benefit of an allocated nearby parking space. Being offered with NO ONWARD CHAIN, this home is ripe for modernisation and perfect for a first time buyer or investment purchase.

The popular Westbridge Cottages sit on the fringe of the town, just a short walk from The Meadows and several supermarkets.

You enter the property into the kitchen, with a range of base and wall units and a window letting in plenty of natural light. A door leads to a reception room ideal for use as a dining room or office.
The living room is a good size with exposed stone fireplace with wood burning stove. The original front door gives access to the garden. Stairs lead up to the second floor where you will find a generous first bedroom boasting a window overlooking the garden and original exposed floorboards throughout. The second bedroom is a good sized single and there is also a shower room with shower cubicle, low level WC and basin.

Outside the front door is a useful stone outbuilding with water and drainage for a washing machine, as well as a separate room for wood storage.

To the rear of the property is the mature garden, bordered to one side with hedging to provide a degree of privacy. A sunny patio area just outside the door is the perfect spot for alfresco dining and a variety of flower beds are just waiting for a new owner to get their green fingers on them.
There is also the benefit of a greenhouse and a shed. There a shared path at the front and the rear of the property for access.

An allocated parking space is reserved for the property at a one off price, transferred to any new owner and refundable upon selling. It is located just across the main road in an off road bay.

This is an opportunity not to be missed!

























Kitchen
9'0" x 7'0" (2.75 x 2.14)

Dining Room
13'6" x 7'9" (4.14 x 2.37)

Living Room
12'0" x 7'9" (3.66 x 2.37)

Bedroom 1
13'6" x 8'6" (4.14 x 2.61)

Bedroom 2
8'2" x 8'0" (2.51 x 2.45)

Shower Room
8'0" x 4'8" (2.46 x 1.43)

Tenure
Freehold. £40 per annum charge for insurance for the residents' association. A parking space across the road in nearby Grenville Drive is available for a one-off payment of £2,500, payable to the residents' association. This is refunded to the owner if they were to sell.

Services
Mains electricity, gas, water and drainage.

EPC
D/63

Council Tax Band
B

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, travel down Plymouth Road, taking the first exit at Drake's Statue Roundabout. continue straight ahead at the next mini roundabout and pass Texaco Garage on your left. The entrance to the cottages is the last gate on the left hand side of the road. Walk through the gate and head down the left hand path towards the end where it is the second to last property.

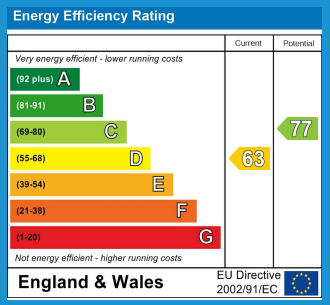
Floor Plan



Area Map



Energy Efficiency Graph



AML CHECKS

To comply with Anti-Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed.

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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