



Town • Country • Coast



Bolt House Close

Tavistock

Price Guide £300,000



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Tavistock

A stylish gem situated in a tucked away location with wonderful views! This detached two bedroom bungalow, renovated by the current owner, is beautifully presented with modern décor. It is surrounded by gardens and has off-road parking.

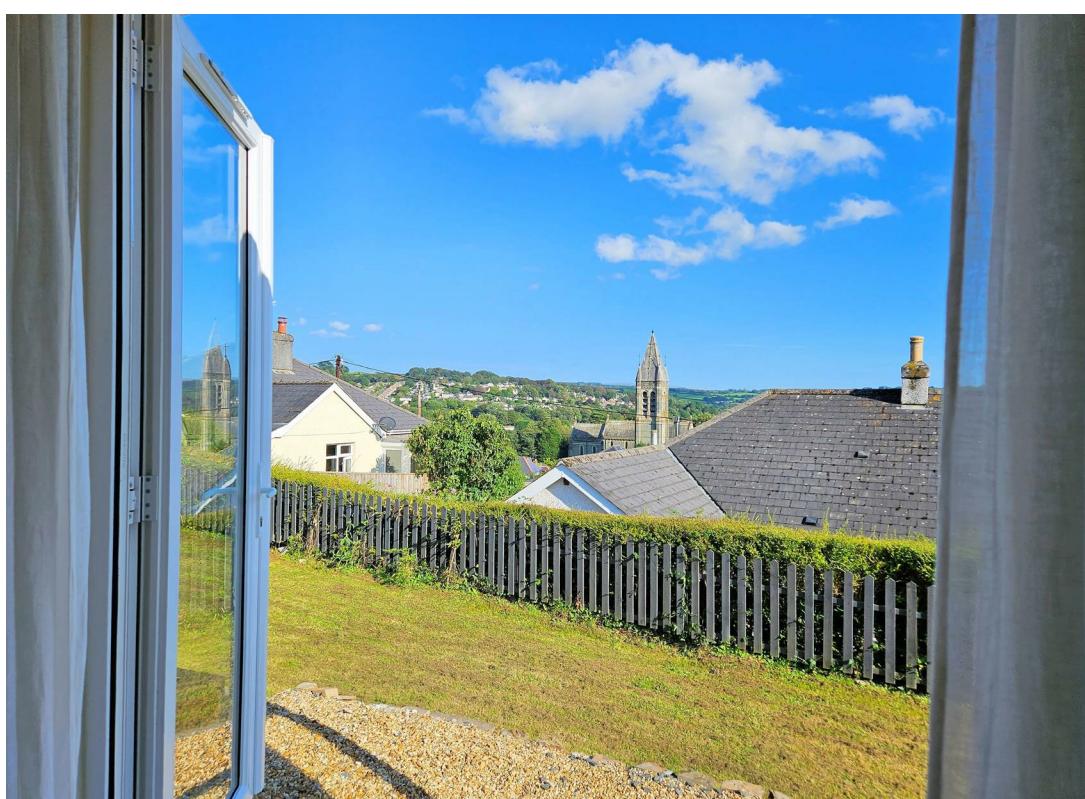
This impressive property has accommodation including a spacious living room with double doors to the rear, featuring the lovely views across the town towards the church and open countryside beyond. A door leads into the kitchen and breakfast room, which has a fireplace with real-flame gas fire, fitted larder cupboard, and a range of modern kitchen units with integrated appliances. There is the main front door and double doors at the rear, again enjoying the lovely views.

There are two bedrooms, both of which are double rooms, with the rear bedroom enjoying the views. There is a well appointed bathroom with modern suite.

There is a brick paved driveway providing off road parking accessed via double wooden five bar gates. The main garden is at the rear and laid to lawn with a raised gravel area. There are further lawned gardens and gravel paths to the front and side.

The property is low-maintenance and can be found in a tucked away location offering peace and quiet, yet is accessible to the Town Centre and amenities.





Kitchen/Breakfast Room
12'11" x 10'7" (3.946 x 3.226)

Living Room
12'11" x 11'11" (3.957 x 3.645)

Bedroom 1
10'10" x 8'4" (3.322 x 2.563)

Bedroom 2
10'11" x 7'11" (3.328 x 2.418)

Bathroom
7'7" x 5'4" (2.332 x 1.634)

Tenure
Freehold

Services
Mains electricity, gas, water and drainage.

Council Tax Band
C

EPC
D/64

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 West Street, taking the second exit at the mini roundabout up the hill. Passing the hospital on your left, take the next left into Bolt House Close. Take the fork to the right and continue to the end of the close where the property can be found on your left hand side.

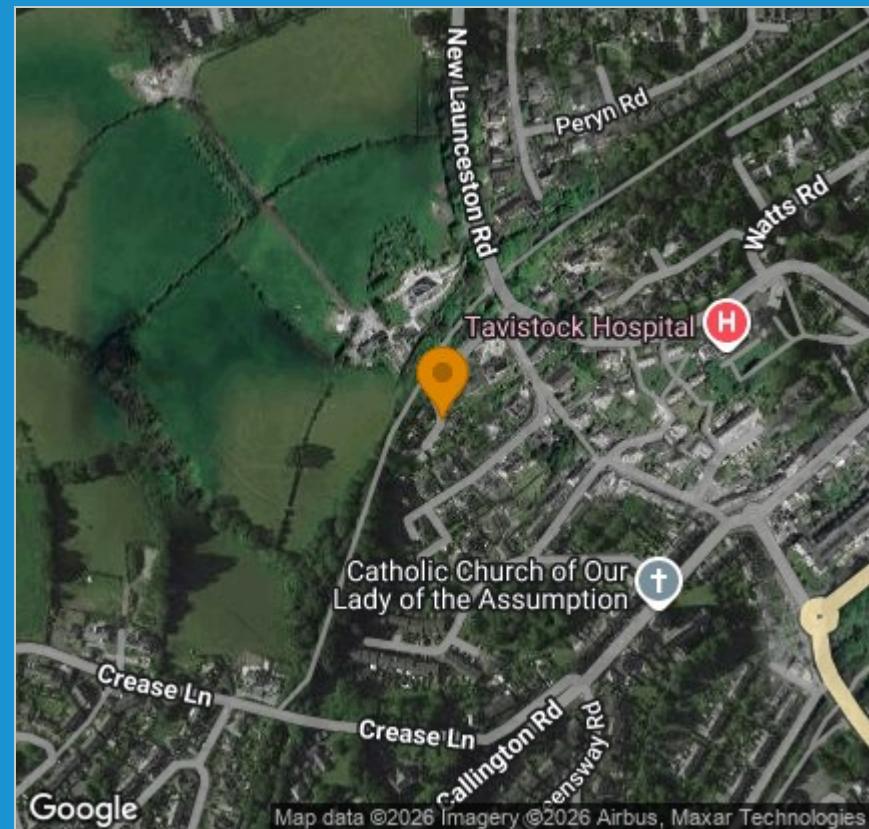
Floor Plan

GROUND FLOOR

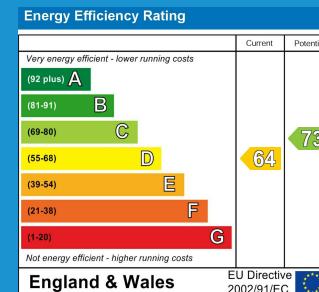


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability can therefore be given.
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Area Map



Energy Efficiency Graph



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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