

view property

Town • Country • Coast

Vigo Mews

Tavistock

Guide Price £375,000

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Vigo Mews

Tavistock

NO ONWARD CHAIN! Just a short walk from Tavistock Town Centre is this well presented three bedroom townhouse in a tucked away position backing on to the River Tavy, enjoying a south facing low maintenance garden, parking and spacious reception rooms.

Set over three floors, the property is well proportioned with a generous Kitchen/Diner and a large living room on the second floor including a south facing balcony overlooking the river.

Downstairs the kitchen/Diner provides a great space for family dining or entertaining, with a modern U shaped kitchen to one side, complete with a 'Heritage' range cooker and a glass door out onto the garden. There is also a ground floor Cloakroom WC, understairs storage and access to the garage, half of which has been converted into a utility with sink, storage and space for a washing machine.

On the first floor is a spacious living room, bright and airy with double doors opening on to the sunny balcony which has space for a bistro table and chairs. Also on this floor is the master bedroom with En-suite shower room.
On the second floor is another two double bedrooms, one with built in wardrobes and skylights, and a family bathroom with bath and shower over, WC and basin.

Outside to the front is a small gravelled garden with pretty planting as well as a paved parking space in front of the garage. To the rear is a low maintenance paved courtyard garden with shed, south facing, backing on to the River Tavy.











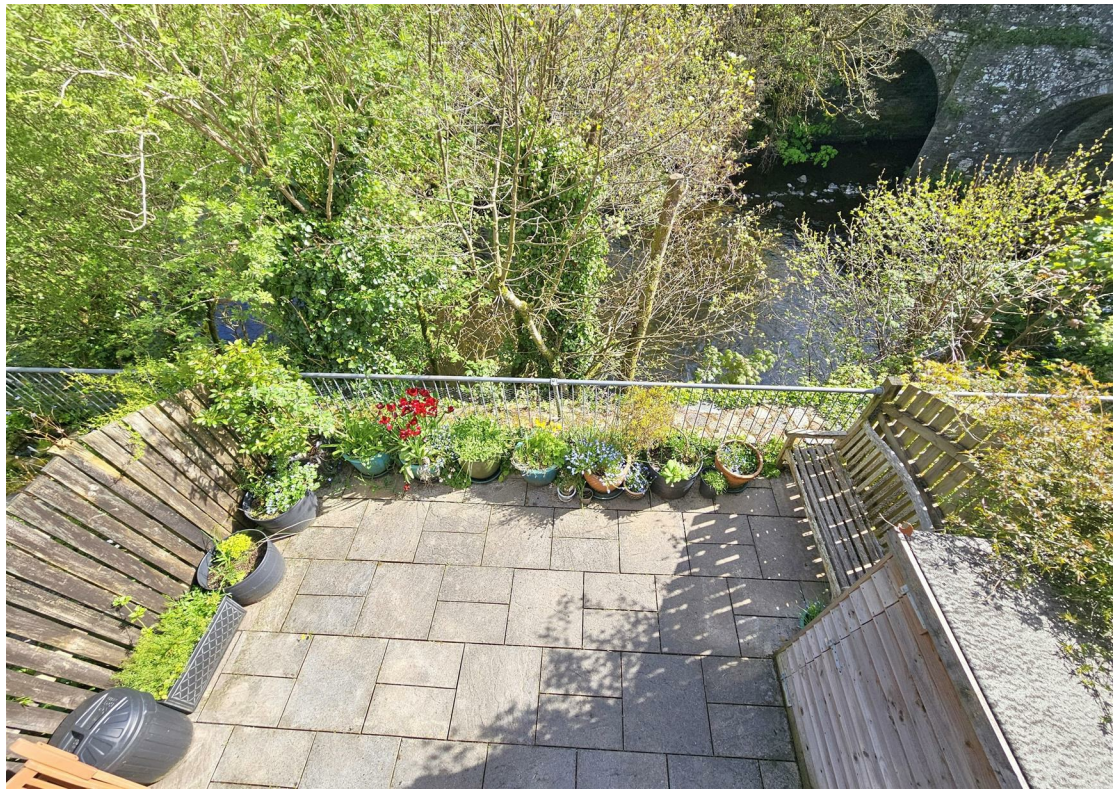


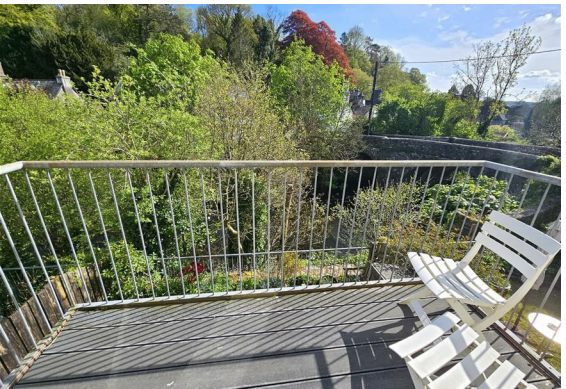












Entrance Hall

Cloakroom WC

Kitchen/Diner
17'1" x 12'7" (5.22 x 3.84)

Utility Area
8'11" x 7'10" (2.73 x 2.39)

Garage Space
7'4" x 7'10" (2.24 x 2.39)

First Floor Landing

Living Room
17'5" x 12'7" (5.33 x 3.86)

Master Bedroom
10'7" x 10'4" (3.23 x 3.15)

En-suite

Bedroom 2
17'5" x 10'3" (restricted head height) (5.33 x 3.14 (restricted head height))

Bedroom 3
10'2" x 7'5" (3.10 x 2.27)

Bathroom

Tenure
Freehold. The private road to the front is part of a shared management with the owners of Vigo Mews. The maintenance charge for this is £375 annually.

Services
Mains gas, electricity, water and drainage.

EPC
D/64

Council Tax Band
D

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.

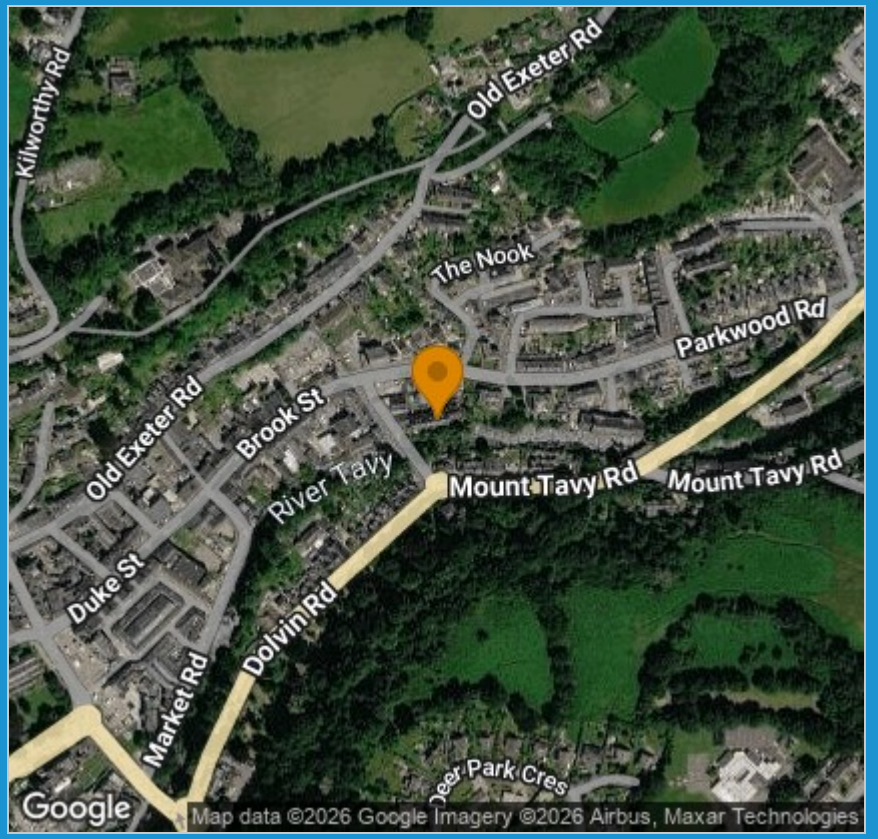
Directions
From Tavistock Town Centre, proceed down Brook Street past the Co-op on your left. Continue for a short distance along Parkwood Road and turn right into Vigo Mews, where the property can be found in front of you.

Floor Plan

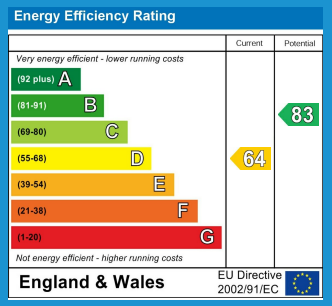


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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