



Garden Mews, PL19

Tavistock

Guide Price
£260,000





Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

A stylish three storey town house situated in the heart of Tavistock and within walking distance of shops, restaurants, bars and all amenities. Completed in 2007, the bright & airy accommodation comprises; lounge/dining room, fitted kitchen/breakfast room, cloakroom and utility, two ensuite bedrooms and large integral garage. Balcony, central heating and double glazing.

Hall: Timber front door, radiator, coir matting, access to integral garage.

Garage (20' x 10'7") Electric roller door, light, power, consumer unit, door to utility.

Utility (14'8" x 4'10") Sink with worktop, space for washer/dryer, extractor, large understairs storage.

First Floor: Landing with radiator and access to main rooms.

Cloakroom: WC, wall-mounted basin, radiator, extractor.

Kitchen/Breakfast Room (13' x 7'2") Fitted units, integrated hob, double oven, microwave, fridge/freezer, dishwasher, sink, tiled floor.

Lounge/Dining Room (21' x 14'9") Spacious living area with five front windows, partial views, two radiators, spotlights, French doors to a timber balcony.

Second Floor: Landing with Velux window and radiator.

Bedroom 1 (12'4" x 12'4") Vaulted ceiling, built-in wardrobe, boiler cupboard, front views, TV/phone points, ensuite with bath and shower.

Bedroom 2 (10'9" x 8'7") Velux window, TV/phone points, ensuite shower room, loft access.



OUTSIDE The property is approached via a paved drive leading off from Garden Lane. One step up to the front door with an outside light and the electricity and gas meters can be found either side of the garage entrance.

SERVICES All mains services are connected.

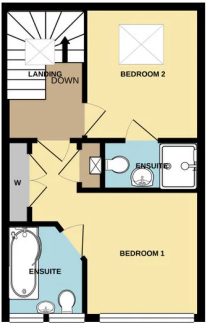
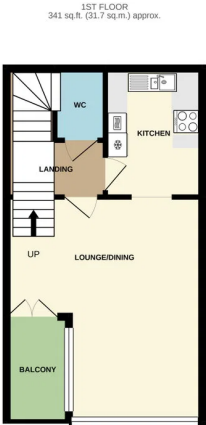
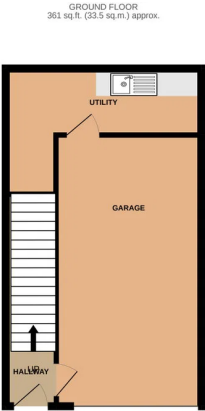
COUNCIL TAX BAND Currently band 'D'.

DIRECTIONS From our office in West Street, walk around to the rear into Garden Lane. The property will be found on the right after approximately one hundred yards, as indicated by the For Sale board.

VIEWINGS By appointment through Salisburys: 1 West Street, Tavistock, Devon, PL19 8AD sales@salisburys.co.uk 01822 611122



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1035 sq.ft. (96.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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