



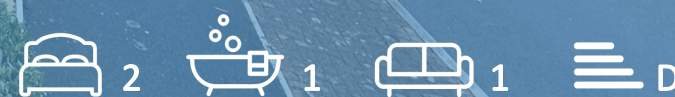
Town • Country • Coast



Deacons Green

Tavistock

Guide Price £225,000



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Tavistock

Bordering Canons Way and occupying a corner plot, being very well presented, is this two double bedroom home with off road parking to the rear, attractively fitted kitchen/diner, lounge, two first floor bedrooms and a wet room. Patio doors from the kitchen lead to a sun trap rear garden with patio and gravelled area and useful store shed. NO ONWARD CHAIN.

A front porch leads into the lounge, which is of a good size, with attractive electric fire and stairs leading to the first floor. The kitchen/diner boasts attractive wall and base units with granite worktops and built-in electric oven with gas hob and extractor over. Wall mounted mains gas fired boiler. Space for appliances. There are sliding patio doors to the pleasant rear gardens.

On the first floor, the landing has access to the insulated and boarded loft. There are two double bedrooms, one with range of built-in wardrobes, together with a wet room, with electric shower, WC and basin, built-in airing cupboard.

Outside, there are small garden areas to the front and side, a timber gate leads into a private walled rear garden with patio, flower beds and borders. Useful store shed. To the rear is a driveway providing off road parking.

The property is offered with mains gas fired central heating.





Entrance Porch

Lounge

15'6" x 11'10" (4.73 x 3.61)

Kitchen/Diner

11'9" x 9'1" (3.59 x 2.77)

First Floor Landing

Bedroom 1

9'9" x 9'2" (2.99 x 2.80)

Bedroom 2

11'10" x 7'1" + door recess (3.62 x 2.18 + door recess)

Wet Room

8'2" x 4'8" (2.50 x 1.43)

Services

Mains Gas, Electricity, Water, and Drainage

Tenure

Freehold

EPC

D 66

Local Authority

West Devon Borough Council - Tax Band B

Situation

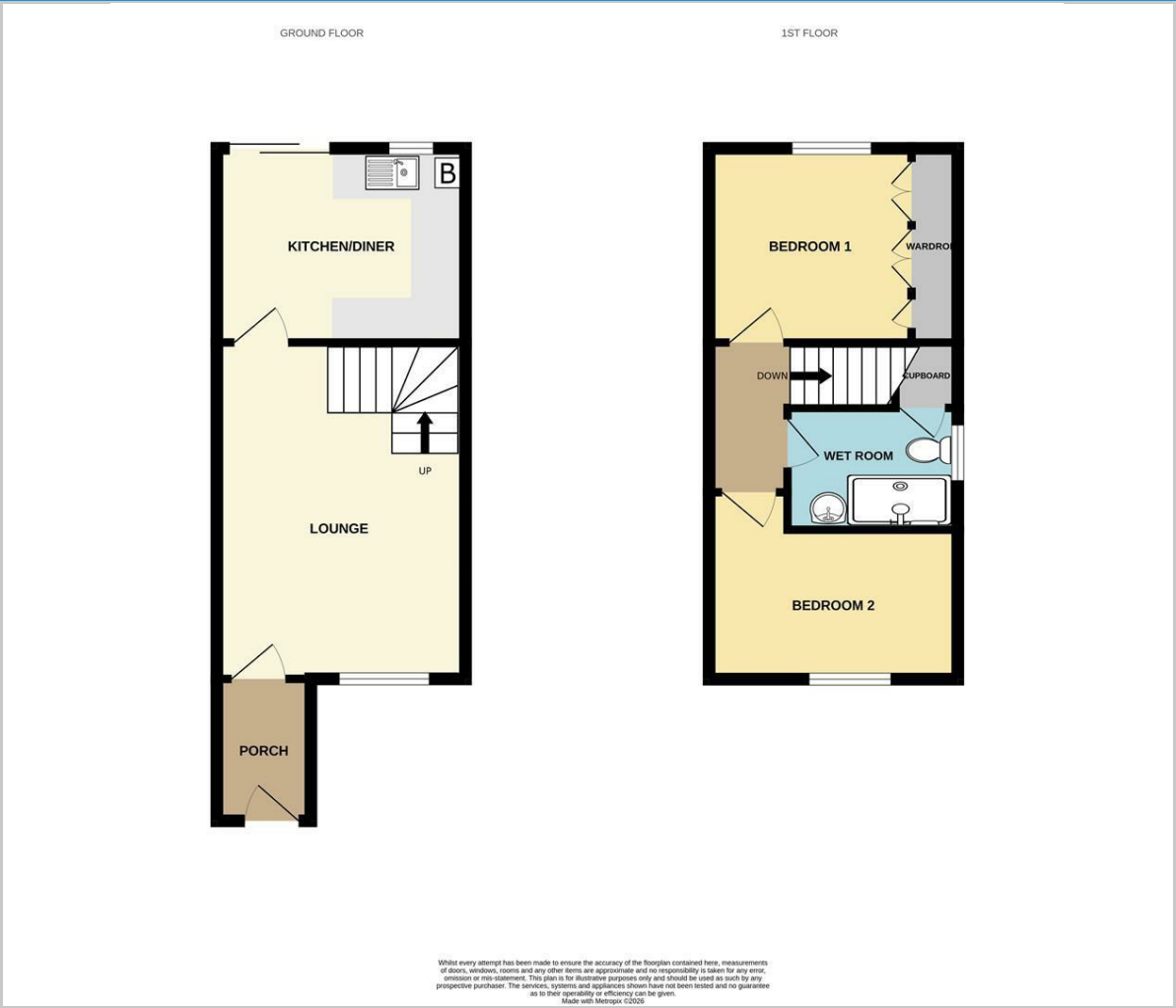
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the 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, take the A390 Callington Road. Pass the church on your left and as you rise up the hill, take the left into Monksmead. Proceed down the hill, turning right into Deacons Green. Follow the road round to the left at the end of the road the property can be found on the left.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

