



Town • Country • Coast



Greensway Road  
Tavistock

Auction Guide £195,000



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## Greensway Road

Tavistock

AUCTION PRICE GUIDE £195,000. AUCTION DATE JUNE 17, 2026. \*\* CASH BUYERS\*\*  
Visit <https://www.cliveemson.co.uk/> for auction details.

Situated on the fringe of Tavistock Town is this deceptively spacious, link detached three bedroom home with garage, landscaped gardens and an elevated position providing breath-taking views over the town.

With large picture windows making the most of the view from every rear window, the reverse level property boasts a large Living/Dining Room on ground level as well as a modern Kitchen and family bathroom and access to the garage.

Stairs lead down to the lower ground floor where two double bedrooms and a large single bedroom can be found - again all enjoying the fantastic views. Also on this level is a shower room with toilet, basin and shower cubicle and the benefit of a good sized store room, which could be utilised as an office or craft/hobby room. A door from Bedroom Three leads out into the garden.

Outside to the front is a gated driveway leading down to the garage and the front of the house and a lawned front garden bordered with an array of colourful planting. A side gate leads to the rear garden which is tiered with various patio levels, perfect for entertaining, alfresco dining and for following the sun as it moves around the garden. At the rear of the property is a door allowing access to the cellar and a large shed sits to the side as well as a good sized greenhouse.

Sloped paths lead down to a lawned area, bordered with colourful shrubs and plants. The path continues down to a second lawned area with a pretty summer house.





#### Entrance Porch

#### Hallway

#### Kitchen

10'0" x 8'9" (3.07 x 2.69)

#### Dining Area

7'10" x 14'3" (2.39 x 4.36)

#### Living Room

12'9" x 21'10" (3.91 x 6.67)

#### Main Bathroom

6'3" x 6'0" (1.93 x 1.83)

#### Lower Level Landing

#### Bedroom 1

10'8" x 13'10" (3.27 x 4.24)

#### Bedroom 2

10'9" x 9'11" (3.29 x 3.03)

#### Bedroom 3

11'9" x 7'7" (3.60 x 2.33)

#### Store Room Entrance

7'7" (narrowing to 5'2") x 5'7" (2.33 (narrowing to 1.59) x 1.72)

#### Store Room

8'7" x 9'10" (2.64 x 3.0)

#### Shower Room

5'7" x 6'1" (1.72 x 1.87)

#### Garage

10'3" x 17'9" (3.13 x 5.43)

#### Tenure

Freehold

#### Services

Mains gas, electricity, drainage and metered water.

#### Council Tax Band

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#### EPC

D56

#### Agents Note

There is a telegraph pole in the bottom corner of the garden with a form of consent from Western Power.

#### Situation

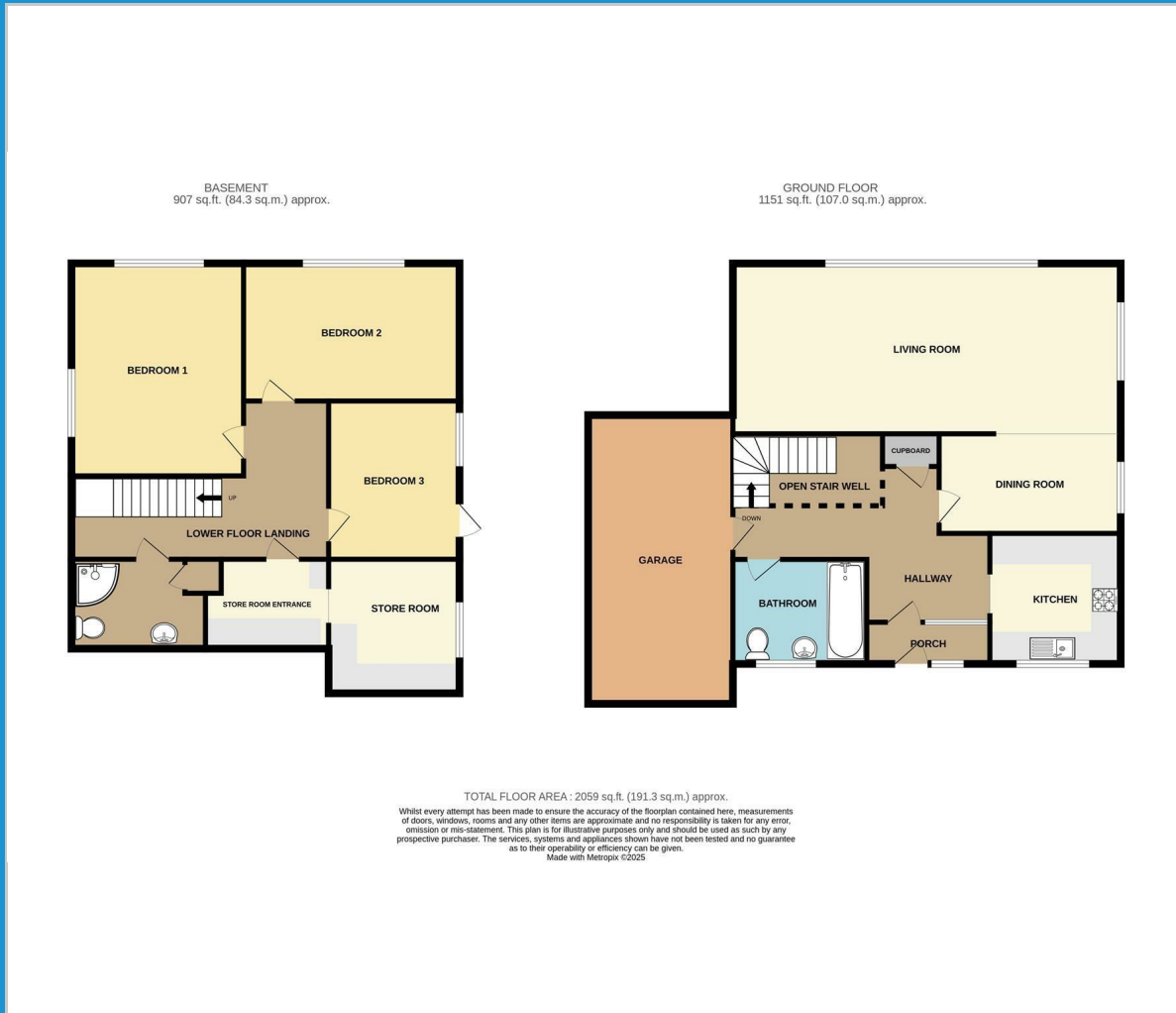
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the 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 Plymouth Road. At Drake's Statue roundabout, take the second exit. At the mini roundabout take the first exit onto the A390. Pass the church on your left and take the next left into Greensway Road. The property can be found on the left.



## Floor Plan



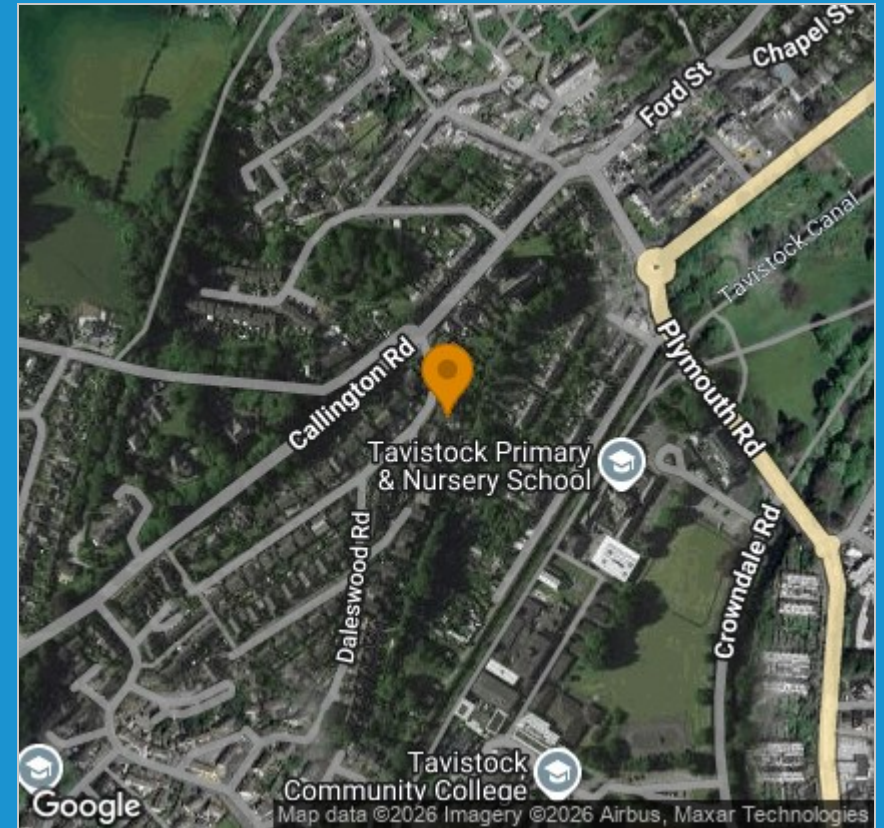
## Viewing

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 firm's 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

