



Town • Country • Coast



Manor Way  
Tavistock

Guide Price £200,000





## Manor Way

Tavistock

**NO ONWARD CHAIN!** This is a great opportunity for a first time buyer or those looking to downsize to acquire a two bedroom coach house with garage in a tucked away location on the fringes of Tavistock.

Boasting a generous living area, with large windows and a sky light, the property is light and bright. The U-shaped kitchen has a range of wall and base units with built in washing machine, dishwasher and oven.

The main bedroom has two sets of built in wardrobes and a handy en-suite shower room. The second bedroom also has built in wardrobes, providing plenty of space for storage. There is also a bathroom with bath and shower over, WC and basin.

The garage sits beneath the property and provides space for parking and storage with extra storage space under the stairs.







#### Living/Dining Room

18'6" x 14'2" (max) (5.64 x 4.34 (max))

#### Kitchen

9'5" x 7'2" (2.89 x 2.20)

#### Bedroom 1

11'11" (max) x 11'6" (max) (3.65 (max) x 3.51 (max))

#### En-suite

5'10" x 4'11" (1.8 x 1.5)

#### Bedroom 2

9'4" (max) x 6'10" (2.87 (max) x 2.10)

#### Bathroom

#### Tenure

Freehold.

#### Services

TBC

#### Council Tax Band

B

#### EPC

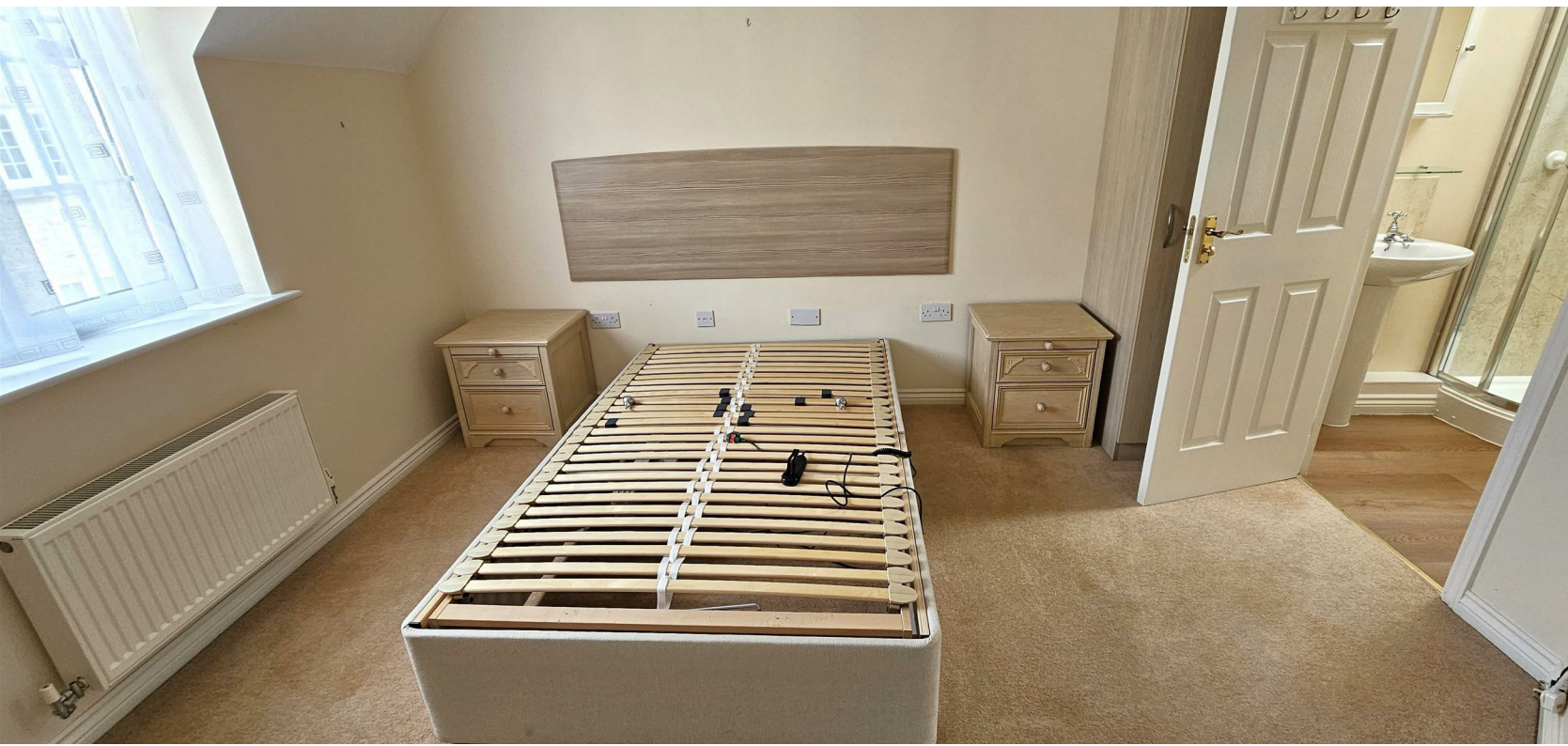
TBC

#### 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 up Drake Road and follow the road up and after a short distance, turn left into Glanville Road. Follow the road round and down to the right and take a right turn into Old Launceston Road. Proceed up the hill and at the mini roundabout turn right into Montgomery Drive. After a short distance turn left into Manor Way and the property can be found at the end of the road on the left before the road bends to the right.





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.

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Area Map



Energy Efficiency Graph

