



Town • Country • Coast



Old Exeter Road  
Tavistock

Guide Price £210,000



## Old Exeter Road

Tavistock

Just metres from Tavistock Town Centre is this characterful, two bedroom cottage, set over three floors with its own pretty sun trap garden.

The property is accessed through a shared main entrance leading to the property's own front door. You enter into the living/dining room which has exposed beams and wooden floors, deep slate window sill which could be utilised as a window seat and a faux (gas) multi-fuel stove.

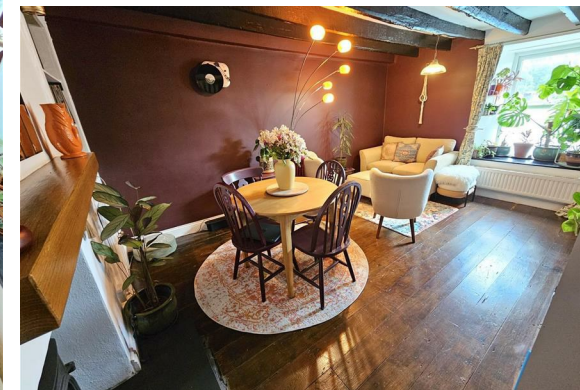
The modern kitchen has a range of wall and base units providing plenty of storage and space for cooking.

There is also a WC and a separate former shower which is currently used as a utility room, both on the ground floor.

On the first floor is a double bedroom with built in storage and a small recess on the landing has been used as an office area with window enjoying views over the town and the moorland beyond.

On the second floor is another double bedroom with storage and the main bathroom including a modern white suite with bath and shower over, WC and basin.

Outside there is a pretty private garden reached by shared access, with lawned area and useful shed as well as a patio, ideal for enjoying al fresco dining in the sun. The garden enjoys an extended period sunshine throughout the day. Resident Parking permits are available.





**Living/Dining Room**  
14'9" x 10'6" (4.51 x 3.22)

**Kitchen**  
9'1" x 8'7" (2.79 x 2.62)

**Downstairs WC**

**Utility**  
Previously a shower with plumbing still intact.

**Bedroom Two**  
11'9" x 7'2" (3.59 x 2.19)

**Bedroom One**  
10'4" x 9'0" (3.16 x 2.76)



**Bathroom**  
7'6" x 5'5" (2.31 x 1.66)

**Tenure**  
Freehold

**Services**

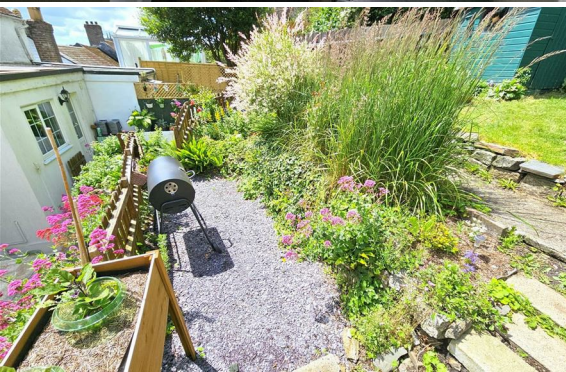
**Agents Note**  
Residents' Parking permits are available for Old Exeter Road through Devon County Council.

**EPC**  
D/60

**Council Tax Band**  
A

**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 turn right into Old Exeter Road. Follow the road up a short distance and the property can be found on the left.



## Floor Plan



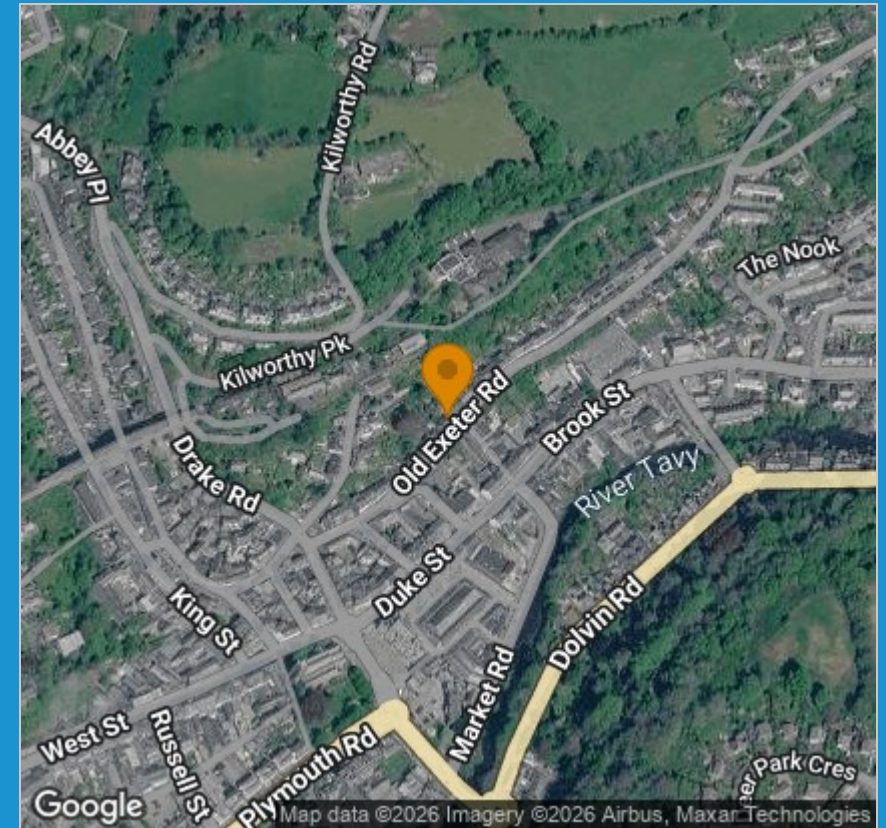
## Viewing

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.

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Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

## Area Map



## Energy Efficiency Graph

