

view property

Town • Country • Coast

St. Davids Road

Tavistock

Offers In Excess Of £320,000

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St. Davids Road

Tavistock

Situated in this sought after residential location and only a short walk from Whitchurch Down and the moors, but also from the town itself, is this link detached 3/4 bedroom family home. Enjoying superb views to front and rear and offering flexible accommodation. There are three first floor bedrooms, a ground floor sun room, studio/bedroom 4 and large store room and cloakroom, offering potential to create a teenage area or annexe, subject to any necessary consents.

As you enter the welcoming entrance hall, there is a useful downstairs cloakroom and doors into the kitchen and lounge/diner. The lounge boasts a woodburning stove and patio doors to the rear enjoying superb views over the gardens, town and Kit Hill in the distance. The kitchen is fitted with a range of wall and base units with space for white goods. From here a door leads into the sun room with door to rear gardens and leads into the former garage now used as an office studio and could provide bedroom space with a large built-in store.

On the first floor landing, there are three bedrooms and a bathroom. All the bedrooms enjoy superb views to the front of Dartmoor and to the rear across the town, countryside and Kit Hill beyond.

There are front and rear gardens, with driveway parking. To the rear are lawned gardens bordered by mature shrubs, patio and further raised patio area.

























Entrance Hall

Lounge/Diner
24'6" x 11'2" (7.49 x 3.42)

Cloakroom

Kitchen
10'5" x 7'11" (3.20 x 2.43)

Sun Room
10'2" x 7'8" (3.10 x 2.36)

Studio/Bedroom 4
12'1" x 7'7" (3.70 x 2.32)
With large built-in Store.

First Floor Landing

Bedroom 1
10'8" x 9'5" max (3.26 x 2.89 max)

Bedroom 2
10'8" x 10'2" max (3.27 x 3.10 max)

Bedroom 3
7'4" x 7'9" (2.25 x 2.38)

Bathroom
8'1" x 5'5" (2.48 x 1.67)

Services
Mains water, electricity, drainage and gas.

Local Authority
West Devon Borough Council - Tax Band D

EPC
D65

Tenure
Freehold

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 along the A386 towards Okehampton and on the edge of the town turn right into Mount Tavy Road, follow this road taking the right hand turn into Violet Lane and continue up the hill and around into Green Lane, then turn right into St Davids Road. Follow the road, keeping left and the property will be found on the right hand side. Or follow Whitchurch Road and turn left into Down Road, continue to the end of this road and turn left then left again into Green Lane and after a short distance turn left into St David's Road.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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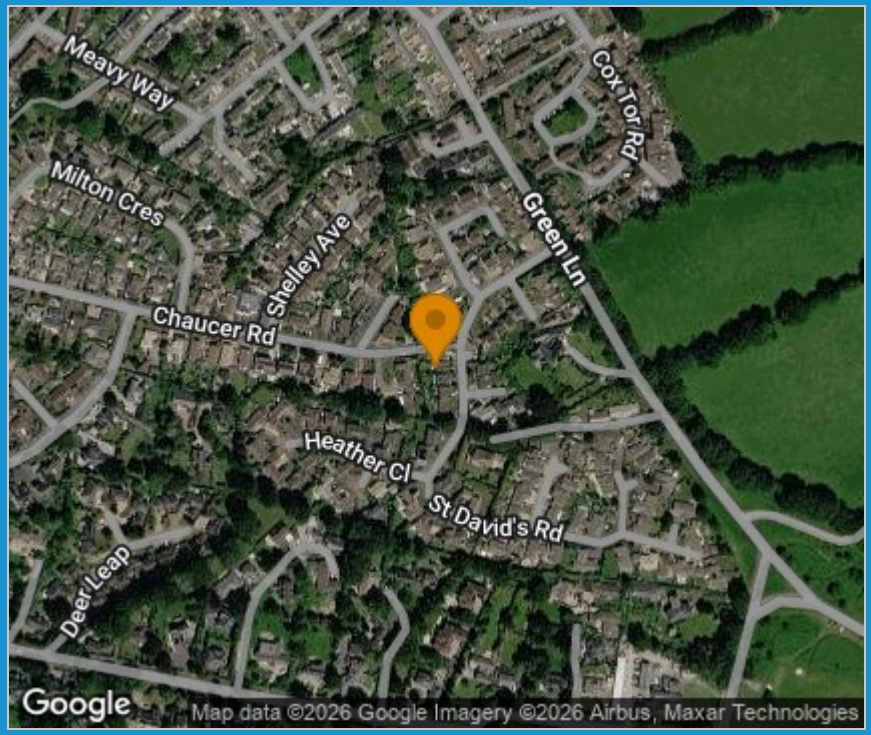
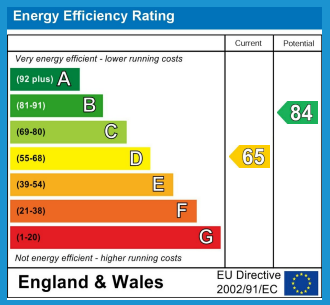
Area Map



Energy Efficiency Graph



AML CHECKS

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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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