

view property

Town • Country • Coast

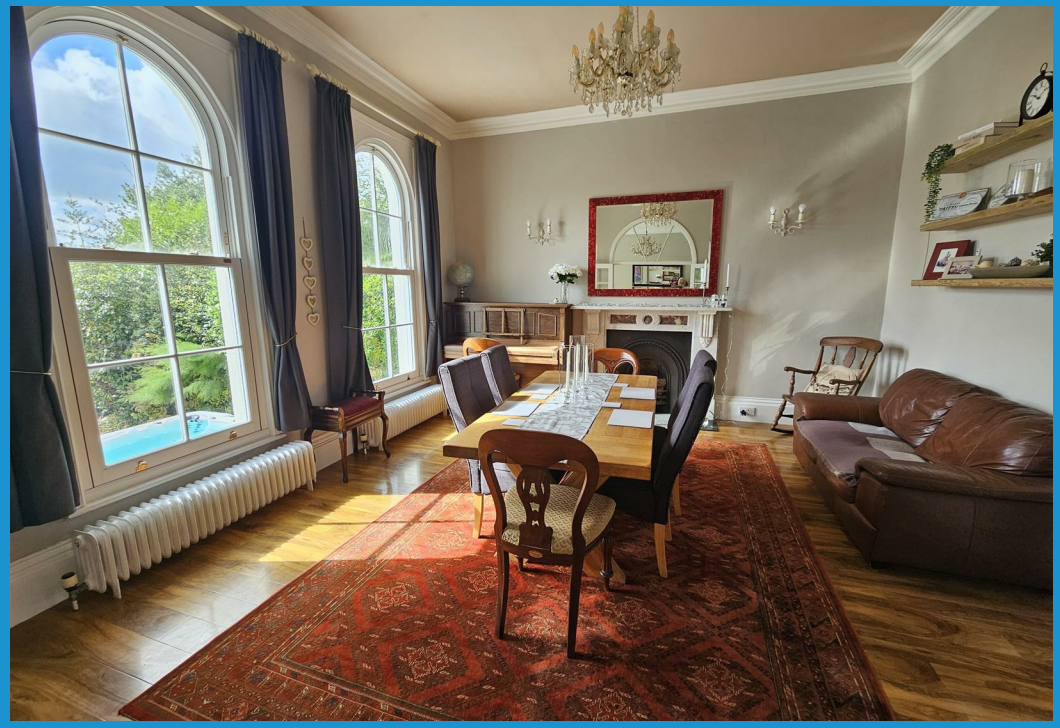
Watts Road, Tavistock

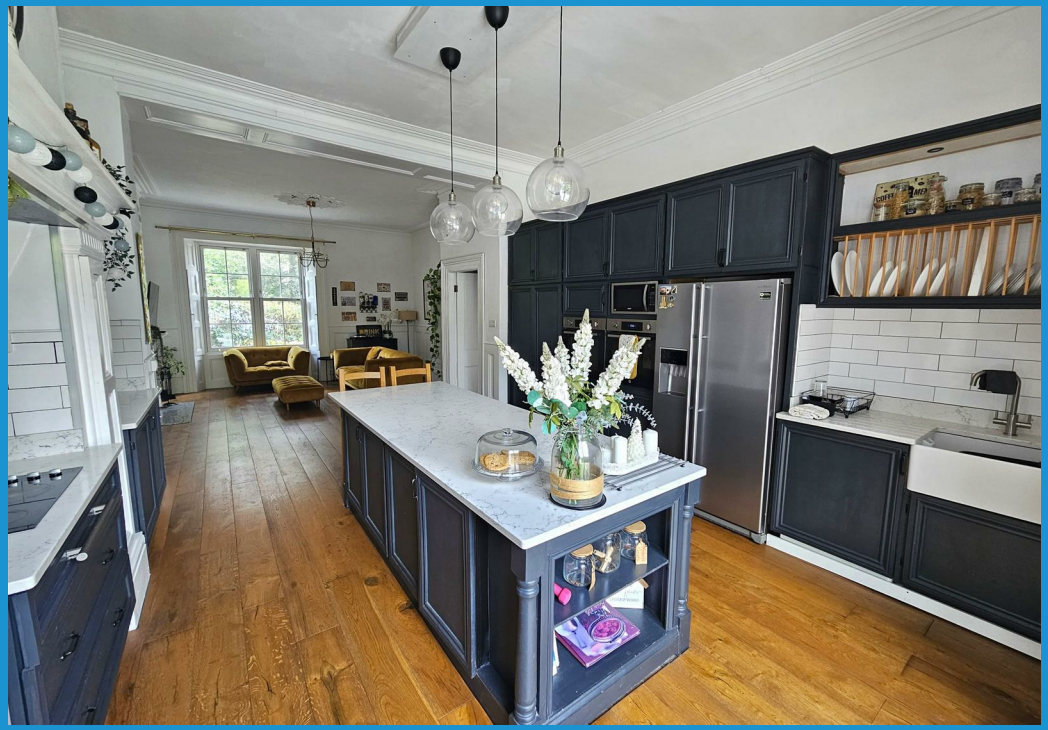
Guide Price £699,995

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HOME





Watts Road

Tavistock

Grand period attached town house showcasing many character features such as high ceilings, ornate ceiling coving, roses and mouldings, marble fireplaces, timber doors and turned staircase balustrade. There are three well proportioned reception rooms, four double bedrooms, the main bedroom with an ensuite shower room and a further large family bathroom. Outside, a large terrace overlooks
mature lawned gardens and incorporates an endless swim-spa pool, included in the sale. To complement the house, a large double garage is accessed from a shared private lane off Watts Road.

An entrance vestibule offers ample space for coats and boots, with door into the entrance hall, with downstairs cloakroom. The main sitting room has a bay window enjoying views across the gardens, town, countryside and moors beyond and then opens via double doors into the dining room, also enjoying the views. Both rooms have striking marble fireplaces, one housing a gas fire. From the hall a door leads into the snug area with fireplace housing a woodburning stove and opens into the kitchen/breakfast room. This room features comprehensively fitted wall and base units and an impressive central island, under Ceasarstone Quartz worktops, integrated dishwasher, washing machine and tumble dryer, microwave and two built-in ovens. Recess for American style fridge/freezer, inset hob and concealed mains gas fired boiler installed in 2025.

A turned balustraded staircase with feature stained glass window leads to the first floor spacious landing leading to four generous double bedrooms. The main bedroom, with bay window and superb views boasts an ensuite shower room and range of built-in wardrobes. Bedroom two also boasts built-in wardrobes. Passage with recessed airing cupboard. A well appointed family bathroom with bath, shower, vanity unit and lighting.

This home offers flexibility and space for those seeking a substantial period family home close to the town centre.





Guide Price £699,995



Entrance Vestibule	8'5" x 8'1" (2.59 x 2.47)
Entrance Hall	
Cloakroom	
Sitting Room	20'5" x 16'5" (6.24 x 5.02)
Dining Room	15'7" x 15'0" (4.77 x 4.58)
Kitchen/Breakfast Room & Snug	33'7" x 16'0" (10.25 x 4.89)
First Floor Landing	
Bedroom 1	18'8" x 15'9" (5.71 x 4.81)
Ensuite Shower Room	
Bedroom 2	16'6" x 14'3" (5.04 x 4.35)
Bedroom 3	16'6" x 14'0" (5.04 x 4.28)
Bedroom 4	14'11" x 11'11" (4.56 x 3.65)
Family Bathroom	
Double Garage	24'0" x 19'4" (7.33 x 5.90)

Tenure
Freehold



Services
Mains gas, electricity, drainage and metered water.

EPC
E/51

Local Authority
West Devon Borough Council - Band F

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, head on to West Street and at the mini roundabout take the second exit onto Spring Hill. Follow the road up round the bend and take the right hand turn into Watts Road. Follow this road for a short distance and a gravel lane can be seen on your left, the property sits on the corner.





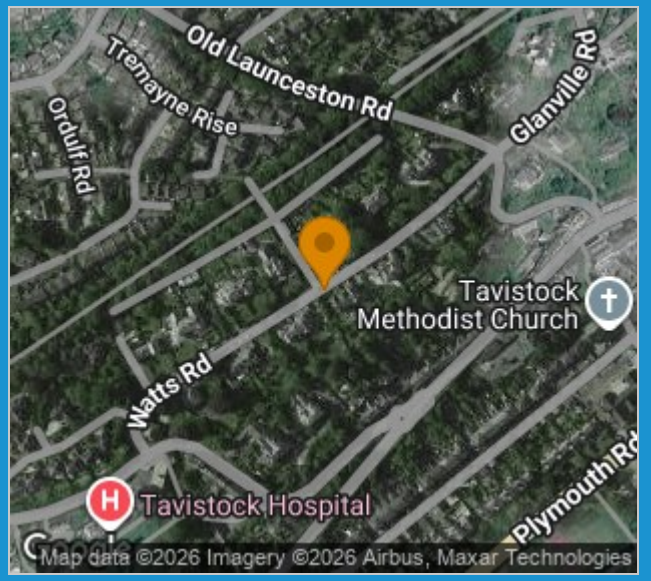




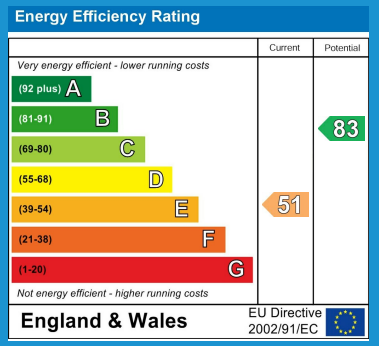
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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AML Checks

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