



Town • Country • Coast



Westbridge Cottages

Tavistock

Guide Price £200,000



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A character cosy, two bedroom Grade II listed cottage with generous gardens and only a short walk from the town centre.

This Duke of Bedford cottage has much charm and character with modern style living in mind, boasting underfloor heating to the ground floor and vintage style radiators upstairs, supplied by a mains gas fired boiler.

Approached via a pathway from Plymouth Road, the accommodation comprises; Rear stable door into the kitchen with attractive range of traditional style soft close wall and base units with glazed unit, under wooden worktops and tiled splashback to walls. Incorporating a Leisure Cookmaster range cooker, 1.5 bowl ceramic sink, freestanding American style Fridge Freezer and Dishwasher. From here a doorway leads into the sitting/dining room with plenty of space for a table and chairs, recess fireplace with granite lintel, ideal for an electric effect fire, timber window seat. There is a front porch, which the vendors use as the rear, with door leading to the gardens. Stairs rise to the first floor. Built-in storage cupboard and a further understairs storage cupboard in the sitting room and a cloakroom with a low level WC and a basin.

On the first floor are two bedrooms, both with recessed wardrobes and a well appointed bathroom which has a jacuzzi bath with mains fed dual head rainfall shower over, low level WC with concealed flush and basin with vanity cupboards below, heated towel rail and tiling to water sensitive areas.

Outside the property has a useful workshop with power and light connected, housing a washing machine, with further storage areas. Generous level gardens with mature shrubs and plants.





Porch

Sitting/Dining Room

19'7" x 9'3" widening to 13'4" max. (5.97m x 2.82m widening to 4.07m max.)

Cloakroom

Kitchen

12'0" x 9'9" max. (3.67m x 2.99m max.)

First Floor Landing

Bedroom 1

9'8" x 8'1" (2.96m x 2.48m)
Plus wardrobe recess.

Bedroom 2

7'5" x 7'1" (2.27m x 2.18m)
Plus recess.

Bathroom

10'5" x 4'5" max. (3.20m x 1.36m max.)

Outside

Workshop

8'4 x 7'3 (2.54m x 2.21m)
Plus storage area and former WC used for storage.

Services

Mains water, electricity, drainage and gas.

Local Authority

West Devon Borough Council - Tax Band B

EPC

D58

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

The property is situated off Plymouth Road, if you cross the road by the fuel station and the entrance gate will be found close to the crossing.



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

