



87 Monksmead



Tavistock town centre 0.5 miles •  
Whitchurch Down 2.5 miles • Plymouth  
15.5 miles •  
what3words///mixed.pays.paying • For  
detailed directions contact the office

**A well-presented versatile family home,  
offering four bedrooms, off-street parking  
and located within walking distance to  
Tavistock Town Centre.**

- Link-detached Family Home
- Four Double Bedrooms
- One En-suite, One Family Bathroom
- Offering Versatile Accommodation
- Driveway with Parking for Two Cars
- Multiple Sheds/Summer House
- Side & Rear Outside Space
- Walking Distance to Town Centre
- Freehold
- Council Tax Band: B

**Guide Price £315,000**

### SITUATION

This property enjoys a prime location in Monksmead, Tavistock. The convenience of a short stroll to the vibrant town centre, accessible via a scenic pathway alongside the canal at the bottom of the estate. Tavistock, a thriving market town in West Devon with a rich history dating back to the 10th century, offers a blend of tradition and modern amenities. The town boasts a superb range of shopping, recreational, and educational facilities. The 19th-century town centre, anchored by the Pannier Market and Bedford Square, creates a charming focal point, hosting regular farmer's markets. Tavistock's historical significance is complemented by a contemporary lifestyle, making it an attractive place to live. Plymouth, just 15 miles to the south, and Exeter, 40 miles to the northeast, further enhance the property's connectivity.

### DESCRIPTION

A well-presented and versatile four-bedroom home offering a spacious open-plan sitting/dining room, modern fitted kitchen, and a ground floor principal bedroom with en suite. Upstairs provides three further well-proportioned bedrooms and a family bathroom. Outside, there is off-road parking for two vehicles, a tiered garden with seating areas, a summer house, and a covered space ideal for entertaining or leisure use.

### ACCOMMODATION

The property offers well-proportioned and versatile accommodation arranged over two floors. The ground floor features a bright and spacious open-plan sitting and dining room, creating an ideal space for both relaxing and entertaining, alongside a modern fitted kitchen with a range of integrated appliances and ample natural light. Also on this level is Bedroom 1, a generous double room benefiting from

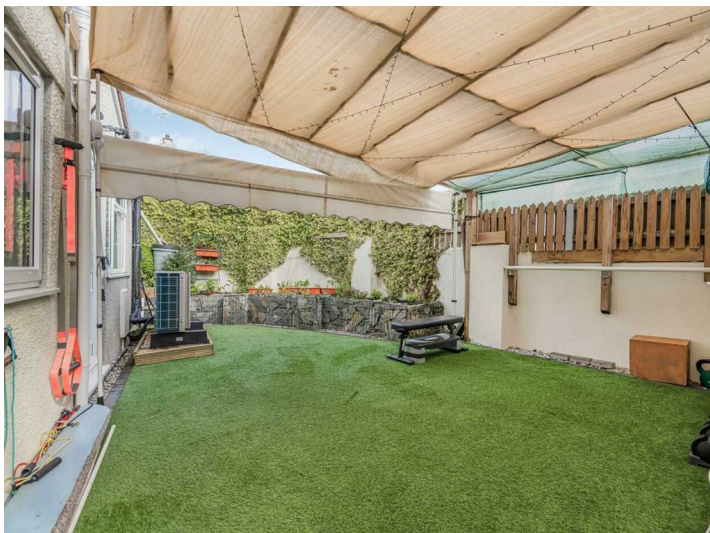
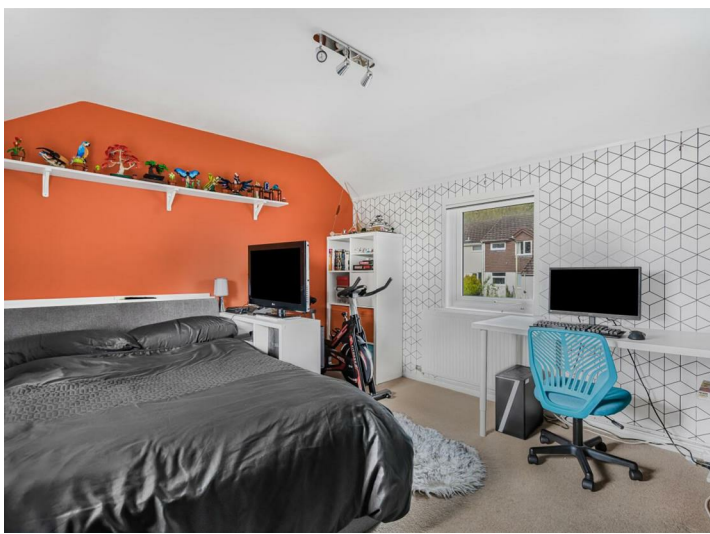
built-in storage and an en suite shower room, as well as access to the outside. A useful utility area provides additional practicality. Upstairs, there are three further bedrooms, all of good size, including well-proportioned doubles, along with a family bathroom fitted with a bath and shower over.

### OUTSIDE

Externally, the property benefits from a gravel driveway providing off-road parking for two vehicles side by side. A substantial storage shed is positioned to the front, ideal for bikes and outdoor equipment. To the rear, the garden is thoughtfully arranged across different levels. Immediately outside the main entrance is a decked area with steps leading down to a gravelled seating space, perfect for outdoor dining and relaxation. There are raised beds for planting, along with additional under-house storage offering excellent practical space. A recently added summer house provides a charming retreat and is ideal for use during the warmer months. To the side of the property is a versatile covered area, currently set up as a gym space but equally suitable for entertaining, barbecues, or simply enjoying the outdoors. This area benefits from overhead shelter, making it usable year-round. The air source heat pump is also located here. Further around the property, there is an additional metal shed for extra storage, along with more raised planting beds that wrap around the exterior.

### SERVICES

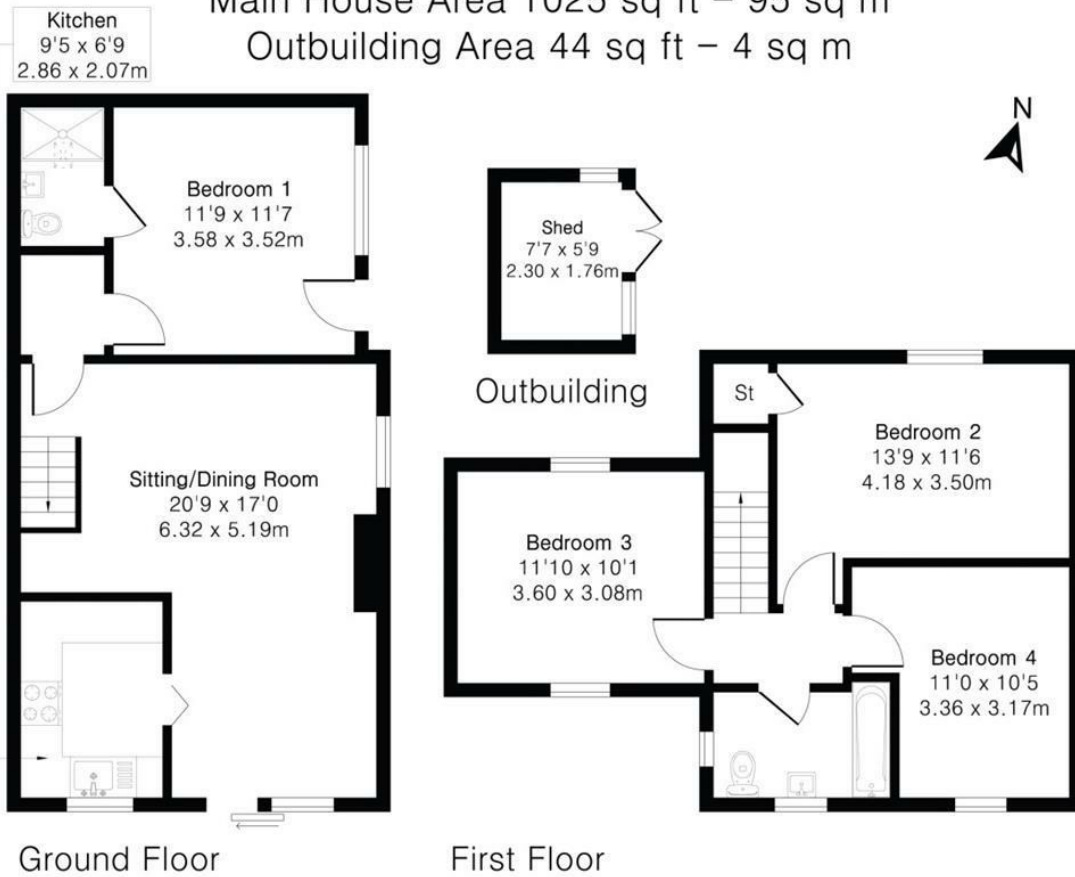
All mains-supplied services, with air source heat pump system for heating installed February 2025. Gas has been disconnected, but could be reconnected if necessary. Ultrafast broadband is available. Limited mobile/data services are available via all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.



**Approximate Gross Internal Area 1069 sq ft - 99 sq m**

Main House Area 1025 sq ft – 95 sq m

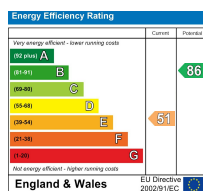
Outbuilding Area 44 sq ft – 4 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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