



Town • Country • Coast



Buddle Close

Tavistock

Offers In Excess Of £180,000



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Nestled in a quiet no through road in Tavistock, this delightful two-bedroom house, with low maintenance rear garden and separate garage, presents an excellent opportunity for those seeking a home with potential. Located just a stone's throw from the vibrant town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities, making it an ideal spot for both families and professionals alike.

The property features a good sized Living/Dining Room, Kitchen and two well-proportioned bedrooms and a shower room. While the house is double glazed, it is in need of modernisation, allowing you the chance to put your personal touch on the interiors and create a space that truly reflects your style and preferences.

Outside, the property boasts an enclosed garden, perfect for enjoying the fresh air or hosting gatherings with friends and family. Additionally, a garage en-block offers convenient storage or parking options, adding to the practicality of this lovely home.

With its prime location and potential for improvement, this house in Buddle Close is a fantastic opportunity for anyone looking to invest in a property in Tavistock. Don't miss your chance to make this house your own and enjoy all that this wonderful area has to offer.





Entrance Porch

Living Room

15'8" x 10'3" (4.8 x 3.13)

Dining Area

10'2" x 7'10" (3.1 x 2.4)

Kitchen

9'9" x 7'4" (2.99 x 2.26)

Bedroom 1

10'4" x 12'0" widening to 15'10" (3.16 x 3.66 widening to 4.83)

Bedroom 2

9'9" x 7'8" (2.99 x 2.35)

Bathroom

7'8" x 5'6" (2.35 x 1.7)

Tenure

Freehold

Services

Mains gas, electricity, water and drainage.

Council Tax Band

B

EPC

TBC

Situation

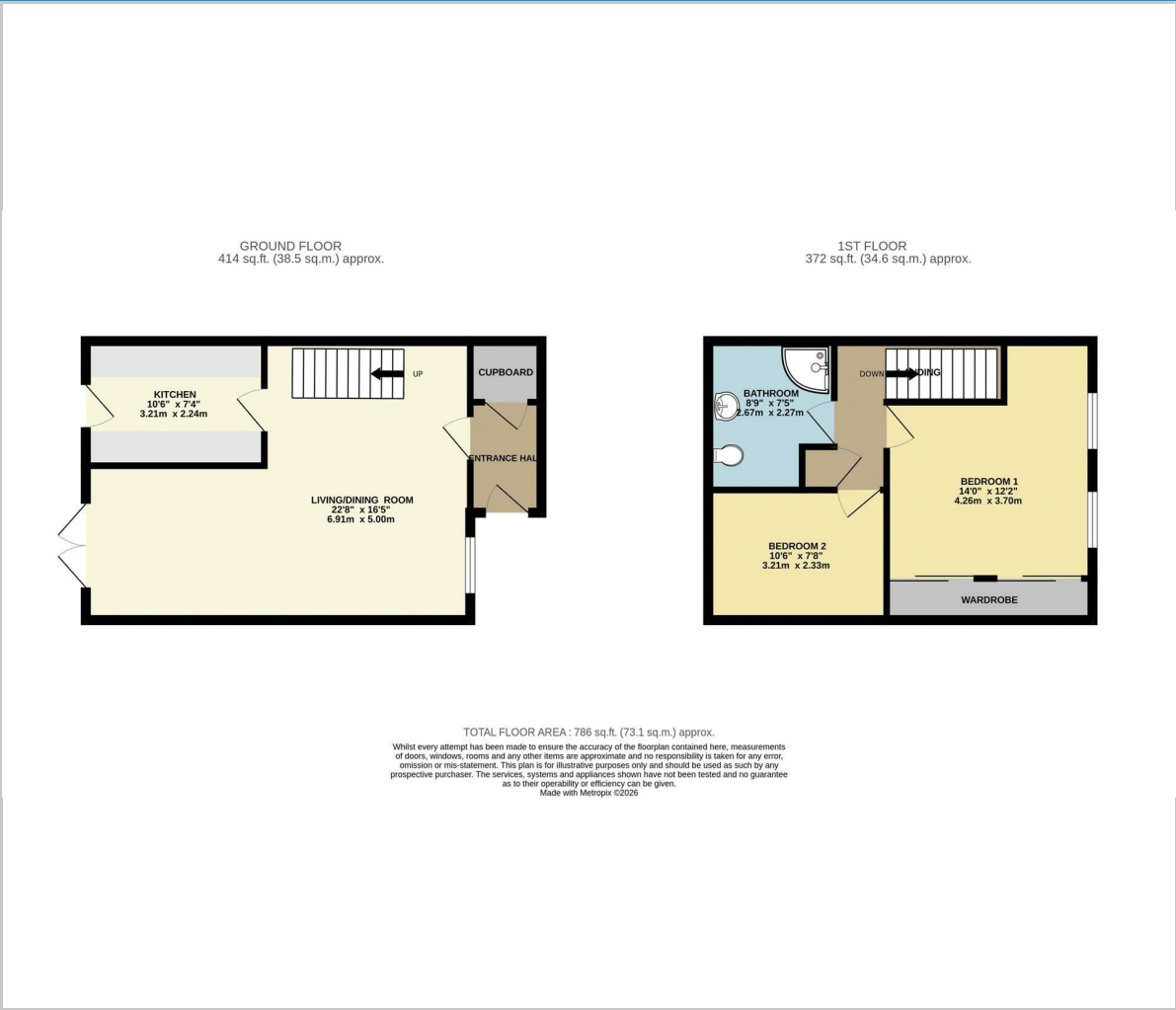
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the 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. Follow the road round to the left and as you head up the hill, turn right into Buddle Close. 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.

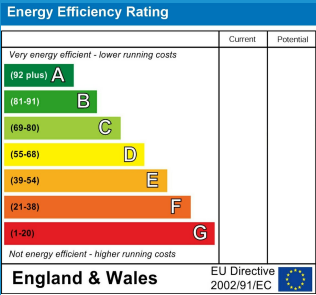
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Area Map



Energy Efficiency Graph



AML CHECKS

To comply with Anti-Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed.