

STAGS

8, Bannawell Street

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Tavistock, Devon PL19 0DJ

Town Centre (Bedford Square) 500 yards • Whitchurch Down 1.1 miles • Plymouth 15 miles • Exeter 40 miles

Available chain-free, an adorable two-bedroom terraced cottage with extensive character, a very pretty, tiered garden and summerhouse, conveniently located in the heart of Tavistock.

- Charming Character Cottage
- Full of Traditional Features
- Attractively Planted, Tiered Garden
- Convenient Town Centre Location
- Freehold
- Two bedrooms, Two Receptions
- Maintained in Very Good Condition
- Summerhouse/Home Office
- No Onward Chain
- Council Tax Band: A

Guide Price £170,000

SITUATION

The appealing character home occupies a hugely convenient location in the heart of Tavistock, within walking distance of the town's many facilities and amenities. The garden, which sits behind the cottage, faces west and enjoys an attractive townscape view, including of the town's iconic viaduct. Tavistock itself is a thriving market town in West Devon, forming part of a designated World Heritage Site, rich in history and tradition dating back to the 10th century. Well-known for its wonderful sense of community and offering a very high standard of living, today the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmers' markets are held. Plymouth is 15 miles to the south, and Exeter lies 40 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DESRIPTION

This very charming, terraced cottage is offered to the market for the first time in over ten years, with no onward chain. The characterful two-bedroom, two-reception accommodation has been well maintained, is bright throughout, and would ideally suit first-time purchasers, rental or holiday-let investors, and those seeking a pied-à-terre within the town.







A particular feature is the attractive, tiered rear garden, which winds away from the rear of the house, offering a surprising degree of privacy and shelter, and provides a number of delightful areas for planting, relaxing and outdoor dining, including a recently constructed timber summer house with potential as a home office or studio.

ACCOMMODATION

Throughout the cottage there are a number of attractive period details and features, including slate and exposed oak flooring, multi-pane sash windows, an attractive cast iron fireplace, slate windowsills and work surfaces, exposed beams and timber lintels, original panelled doors and exposed stonework. The accommodation can be summarised as follows: an entrance porch; a front-facing sitting room, centred around an attractive fireplace with slate hearth and timber surround, with a built-in cupboard under the stairs; the kitchen, with access to the garden; the adjacent high-vaulted dining room, which is fitted with a solid fuel stove incorporating an oven compartment and hot plate; two first floor bedrooms, of which the larger is front-facing and benefits from fitted wardrobe space, and the second benefits from a door and metal walkway out to the rear garden, and; a tastefully finished shower room.

The kitchen is equipped with traditional low-level cupboards and wall-mounted shelving, together with a combination of roll-edge and solid slate work surfaces incorporating a ceramic sink. Integrated appliances include a Lamona four-ring induction hob and electric oven, while there is further space for a washing machine and slimline dishwasher.

OUTSIDE

To the rear of the kitchen is a small covered porch area with a storage cupboard and water tap. From here, steps rise to the garden, which has been thoughtfully and colourfully planted, and cleverly arranged into a series of distinct "rooms", creating attractive seating areas which enjoy lovely views across the town towards Tavistock's iconic viaduct. Halfway up the garden is a recently constructed timber summerhouse which would make an ideal home office, studio or hobby room, although no services are connected at present. The upper levels of the garden are more wooded in nature and at the very top is a walled, grassed area which provides further opportunities for planting, outdoor dining or simply relaxing in a private setting.

SERVICES

All mains-supplied services. Gas-fired central heating. Ultrafast broadband is available. Good mobile voice/data service is available via the four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

1. Please note that there is no parking with the property. On-street parking can be found nearby. Please contact Stags for further details.
2. The Gov.uk flood risk checker reports a High risk of flooding for Bannawell Street and some of the surrounding area.







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area 741 sq ft - 68 sq m
(Excluding Outbuilding)
Ground Floor Area 435 sq ft – 40 sq m
First Floor Area 306 sq ft – 28 sq m
Outbuilding Area 73 sq ft – 7 sq m

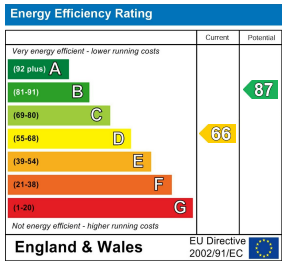


PINKPLAN

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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