

view property

Town • Country • Coast

Plymouth Road

Tavistock

Offers In Excess Of £210,000

3 1 2 C

Plymouth Road

Tavistock

Offered with NO ONWARD CHAIN and ready to move in to, is this spacious mid terraced three bedroom family home, conveniently located in a sought after area and within walking distance of amenities. Rear gardens with off road parking space and a single garage.

A front entrance porch offers space for coats and boots. A door leads into a large lounge, with stairs to first floor and opening into a dining area. Adjacent is the kitchen with an excellent range of wall and base units with space for cooker and white goods, a door to the outside, and a wall mounted cupboard housing the mains gas fired boiler.

On the first floor landing is a door and a ladder leading to the loft. There are three good sized bedrooms, one with a double built-in wardrobe, together with a family bathroom comprising a bath with mains fed over-bath shower, WC and basin.

To the rear of the property is an easy to maintain gravelled garden with paved patio area and further paved area suitable for off road parking for one car, timber double gates to the rear. A single garage with up and over door is adjacent.

























Entrance Porch

Lounge
14'4" x 14'3" (4.39 x 4.35)

Dining Area
9'6" x 7'5" (2.92 x 2.27)

Kitchen
9'5" x 6'2" (2.88 x 1.89)

First Floor Landing

Bedroom 1
13'6" x 8'1" plus wardrobe recess (4.13 x 2.47 plus wardrobe recess)

Bedroom 2
8'9" x 7'10" (2.68 x 2.41)

Bedroom 3
7'1" x 5'6" (2.18 x 1.70)

Bathroom
5'9" x 5'9" (1.77 x 1.77)

Garage
17'8" x 8'6" (5.40 x 2.60)

Services
Mains gas, electricity, water and drainage.

Local Authority
West Devon Borough Council - Band B

EPC
C73

Tenure
Freehold

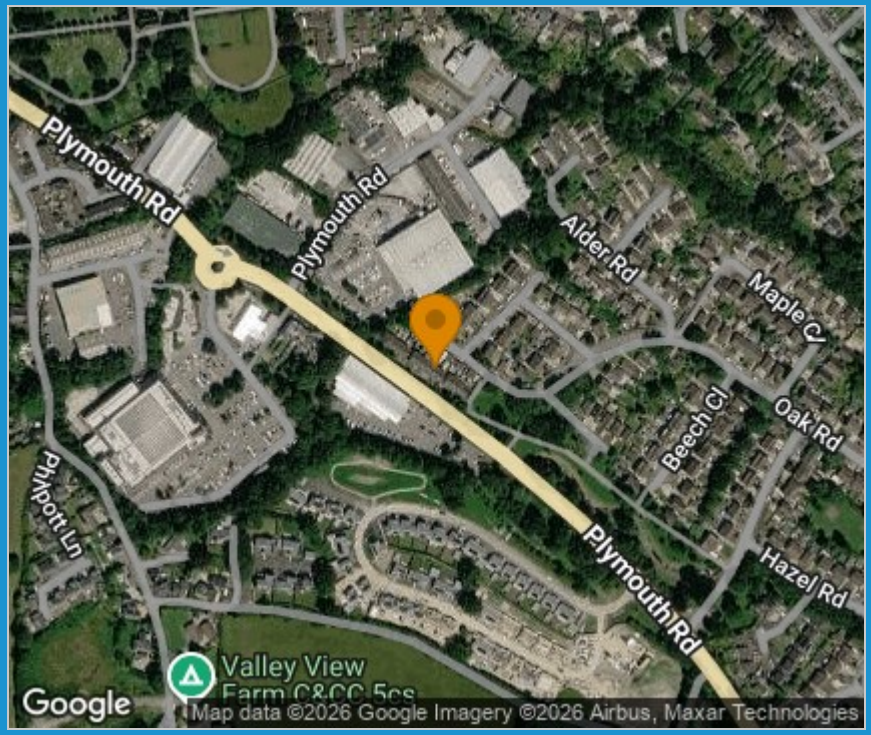
Situation
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both 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 along the A386 passing Morrisons, Tesco & Lidl, turn left into Bishopsmead and then left into Oak Road. Continue down by the green area and the rear garage is on the left hand side. Follow the path to the front of the property facing Plymouth Road.

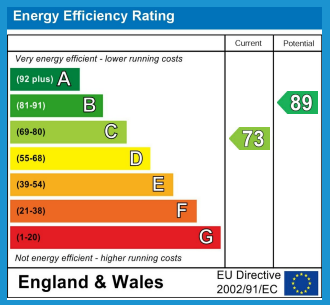
Floor Plan



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.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

3a Brook Street, Tavistock, Devon, PL19 0HD
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk