



Town • Country • Coast



Lyd Gardens

Tavistock

Guide Price £225,000



Lyd Gardens

Tavistock

Immaculately presented semi-detached house offering spacious accommodation and extensive driveway parking, together with generous level gardens to front and rear.

Stylishly decorated and having been the subject of much improvement by the current vendor, including the installation of majority UPVC windows and doors, new IKEA kitchen and modernised bathroom. The front entrance porch, with stairs leading to first floor, leads into the double aspect lounge with former fireplace recess. A door into the kitchen/diner, also light and airy being double aspect with ample space for dining table and chairs, wall unit housing mains gas fired combination boiler. An attractive IKEA Birchwood kitchen comprising wall and base units with square edge stone effect worksurfaces, composite one-and-a-half bowl sink unit, eye level electric oven and hob. Freestanding fridge/freezer is included in the sale. Space for washing machine. A door from the kitchen leads to the rear lobby with WC, storage cupboard and further store. Rear door to the gardens.

On the first floor, the landing leads to two double bedrooms, one with two built-in wardrobe cupboards. A modernised fully tiled bathroom comprises a bath, with shower attachment over, vanity basin and low level WC.

To the front of the property is an off road parking area and further opening into an extensive gravelled driveway for at least four cars, garden area and gate. To side of the house, access to rear gardens which are mainly laid to lawn with flower beds and borders, an abundance of mature shrubs and small trees, together with raised vegetable beds.





Entrance Hall

Lounge
15'10" x 10'0" (4.84m x 3.05m)

Kitchen/Diner
15'8" x 13'6" (4.80m x 4.13m)

Rear Lobby

Store Room & Cloakroom

First Floor Landing

Bedroom 1
15'11" x 10'1" (4.86m x 3.08m)

Bedroom 2
10'5" x 9'6" (3.20m x 2.92m)

Bathroom
7'2" x 5'10" (2.20m x 1.78m)

Services

Mains water, electricity, drainage and gas.

EPC

C71

Local Authority

West Devon Borough Council - Band B

Tenure

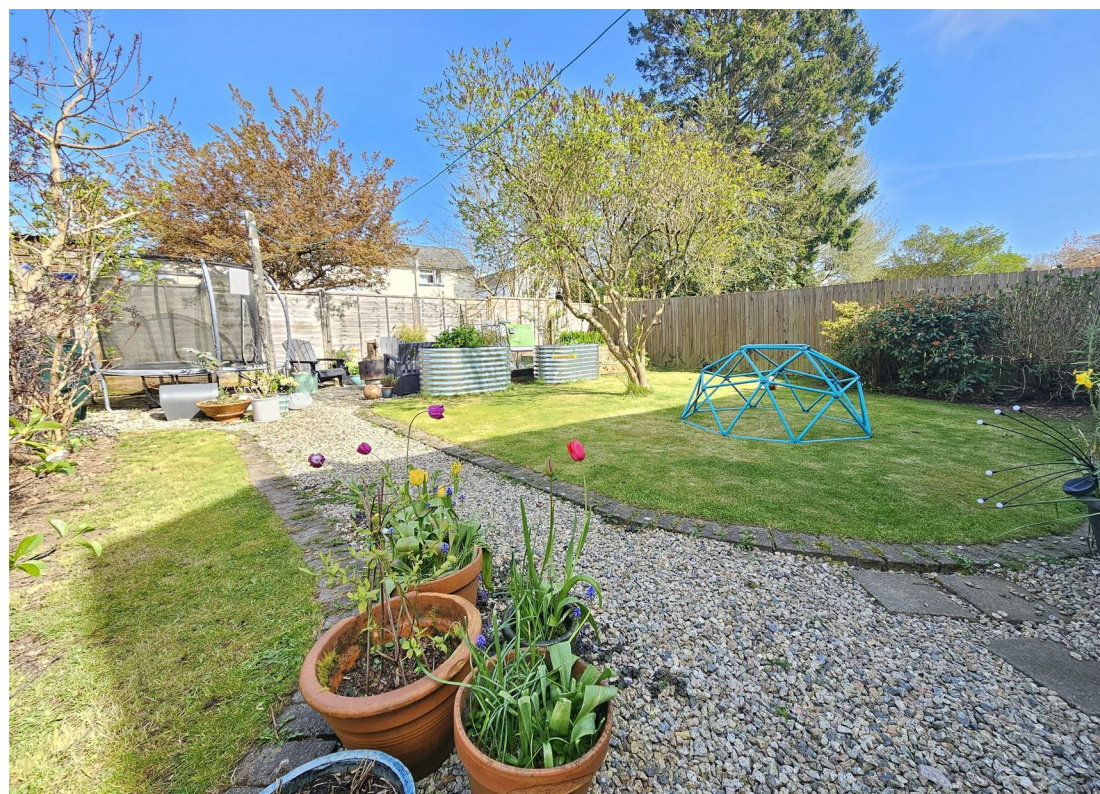
Freehold

Situation

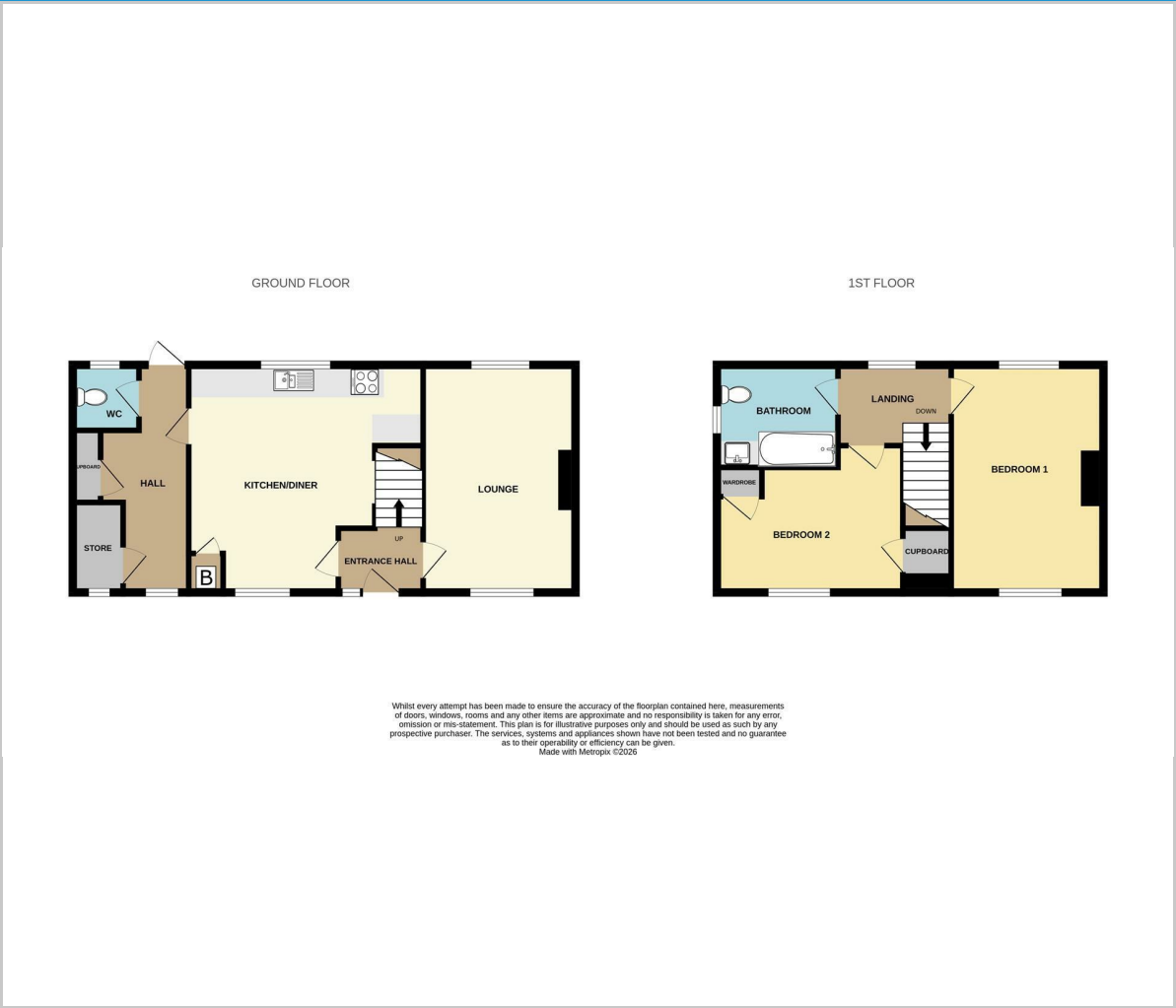
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the 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 Mount Tavy Road turning right into Violet Lane, proceed up the hill turning right into Tavy Road and proceed for a short distance and turn left into Lyd Gardens where the property will be found along here on the left hand side.



Floor Plan



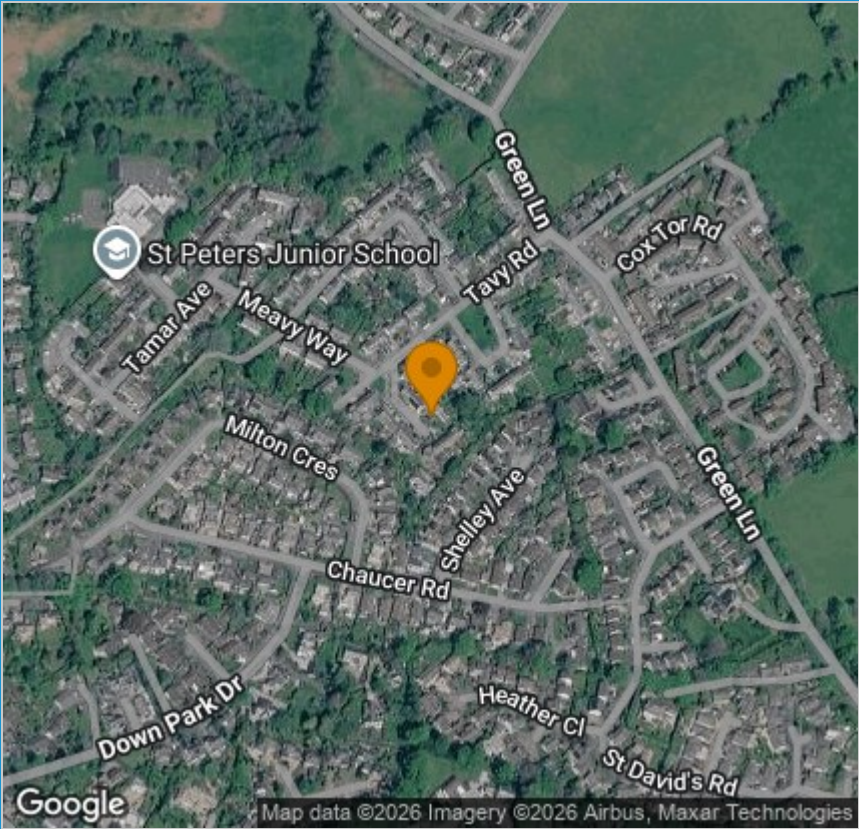
Viewing

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.

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

Area Map



Energy Efficiency Graph

