

view property

Town • Country • Coast

Montgomery Drive

Tavistock

Guide Price £195,000

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Montgomery Drive

Tavistock

NO ONWARD CHAIN!
Located on a popular residential area on the fringe of Tavistock is this detached coach house, with two bedrooms, spacious living area and a garage with parking. This is an excellent opportunity for first-time buyers or those looking to invest in a buy-to-let property.

Upon entering, you are welcomed into a bright and spacious reception room, perfect for relaxation or entertaining guests with space for living furniture and a dining table.
The kitchen boasts a range of modern wall and base units, as well as an electric oven and gas hob.
There are two well-proportioned bedrooms, providing ample space for furniture. The bathroom is modern and comprises a white suite with bath and electric shower over.
One of the standout features of this property is its no chain status, allowing for a smooth and efficient purchase process. The location is highly desirable, with local amenities, parks, and transport links within easy reach, making it an ideal choice for those seeking a vibrant community atmosphere.

This delightful coach house is not only a wonderful first home but also a promising investment opportunity in a thriving area. With its modern build and attractive features, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.





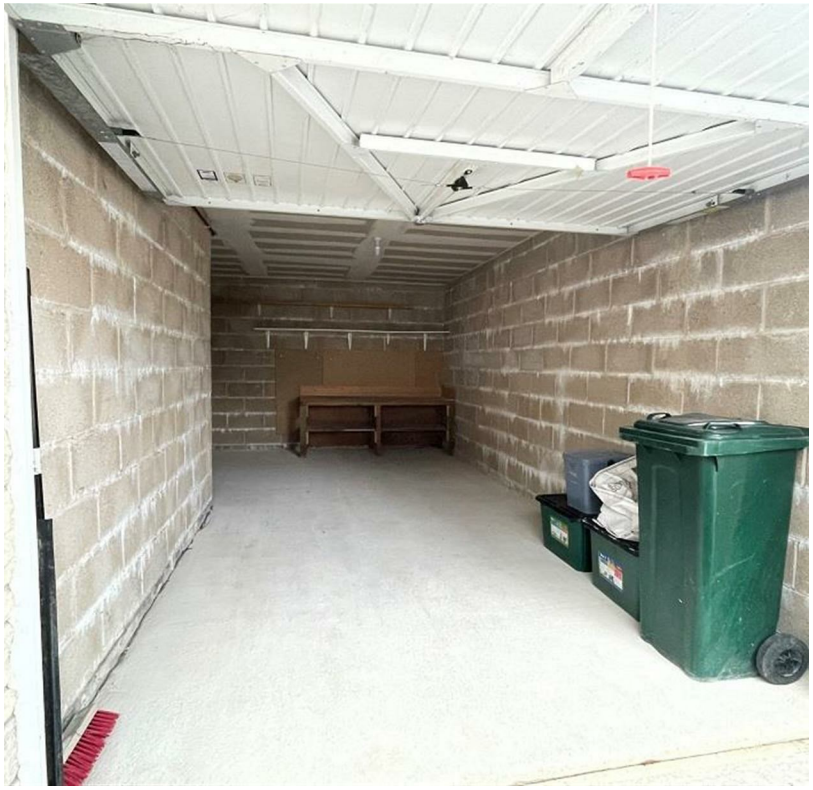












Entrance Hall

Living Room
17'11" x 11'0" (5.48 x 3.37)

Kitchen
7'11" x 7'3" (2.42 x 2.23)

Bedroom 1
9'1" x 12'10" (2.78 x 3.92)

Bedroom 2
8'2" x 7'4" (2.5 x 2.24)

Bathroom
6'8" x 5'6" (2.04 x 1.69)

Garage

Tenure
Leasehold. Lease length 999 years from 2008. Peppercorn Ground Rent. Service/ Maintenance Charge £91.74 per annum (comprising £79.77 for buildings insurance and £11.97 management fee). Management company - Aster Group.

Services
Mains gas, electricity, drainage and metered water.

Council Tax Band
B

EPC
C/72

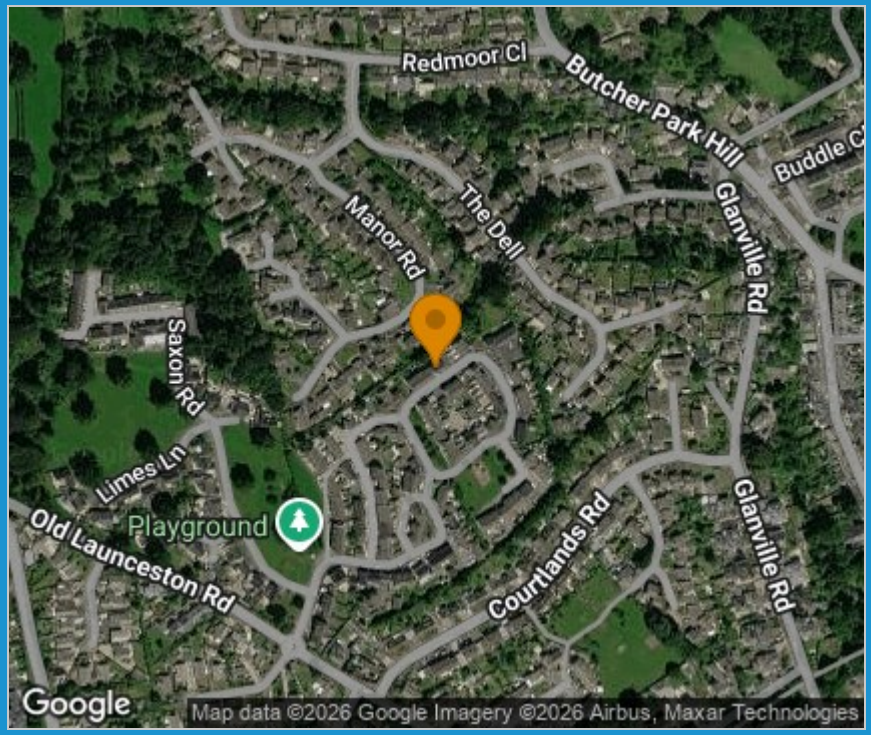
Situation
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both 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 and follow the road up and after a short distance, turn left into Glanville Road. Follow the road round and down to the right and take a right turn into Old Launceston Road. Proceed up the hill and at the mini roundabout turn right into Montgomery Drive. Follow this road along and take the left as the road forks. Follow this road as it beds round to the right and the property can be found on the left.

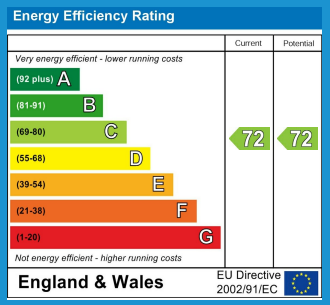
Floor Plan



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.

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