



Town • Country • Coast



Plym Crescent

Tavistock

Offers In Excess Of £300,000



4



2



3



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Plym Crescent

Tavistock

VERSATILE, MULTI-GENERATIONAL LIVING/INCOME POTENTIAL!

A fantastic opportunity to acquire an extended 3/4 bedroom home with an Annexe in a popular residential area on the fringes of Tavistock, within easy reach of Dartmoor.

This well presented property boasts spacious and bright living areas - a good sized living room with patio doors on to the garden, a modern galley kitchen and a separate dining room, currently used as a home office, with downstairs WC.

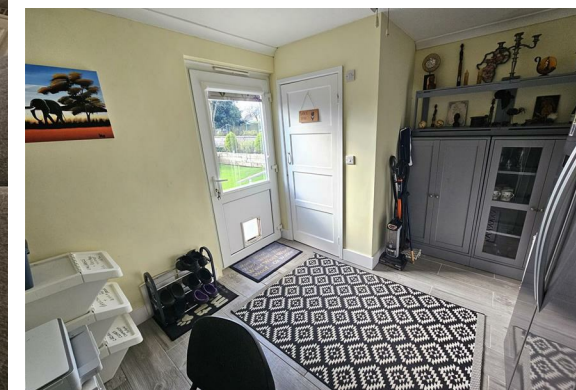
Upstairs there are three bedrooms, two very large double rooms overlooking the rear garden and a third large single room. There is also a family shower room with double shower unit, WC and basin.

Additionally, accessed from the kitchen, is a one bedroom annexe with open plan living dining area with stairs up to the generous double bedroom, with built in cupboard and a bathroom with bath and shower over, WC and basin.

The Annexe has its own exterior door and patio doors onto its own garden.

Outside there is a driveway with parking for multiple vehicles and a pretty, enclosed front garden.

To the rear there is an enclosed garden with sunny patio area for al fresco dining and generous lawned area bordered by shrubs and flower beds. A gate leads to a secondary garden (used as a garden for the Annexe) which is gravelled for easy maintenance with raised vegetable beds. A path gives access round to the front.





Entrance Hall

Living Room

13'10" x 10'2" (4.24 x 3.11)

Kitchen

12'2" x 6'10" (3.73 x 2.09)

Dining Room/Office

11'6" x 10'2" (3.51 x 3.11)

WC

Bedroom One

13'11" x 9'10" (4.25 x 3.02)

Bedroom Two

11'3" x 10'9" (3.45 x 3.28)

Bedroom Three

7'3" x 9'0" (2.23 x 2.75)

Shower Room

6'3" x 8'3" (1.92 x 2.53)

Annexe Living/Dining Area

10'7" x 17'1" (3.24 x 5.23)

Annexe Bedroom

7'3" x 11'8" (2.23 x 3.58)

Annexe Bathroom

4'11" x 7'10" (1.50 x 2.41)

Tenure

Freehold

Services

Mains gas, electricity, drainage and metered water.

Council Tax Band

B

EPC

C/72

Situation

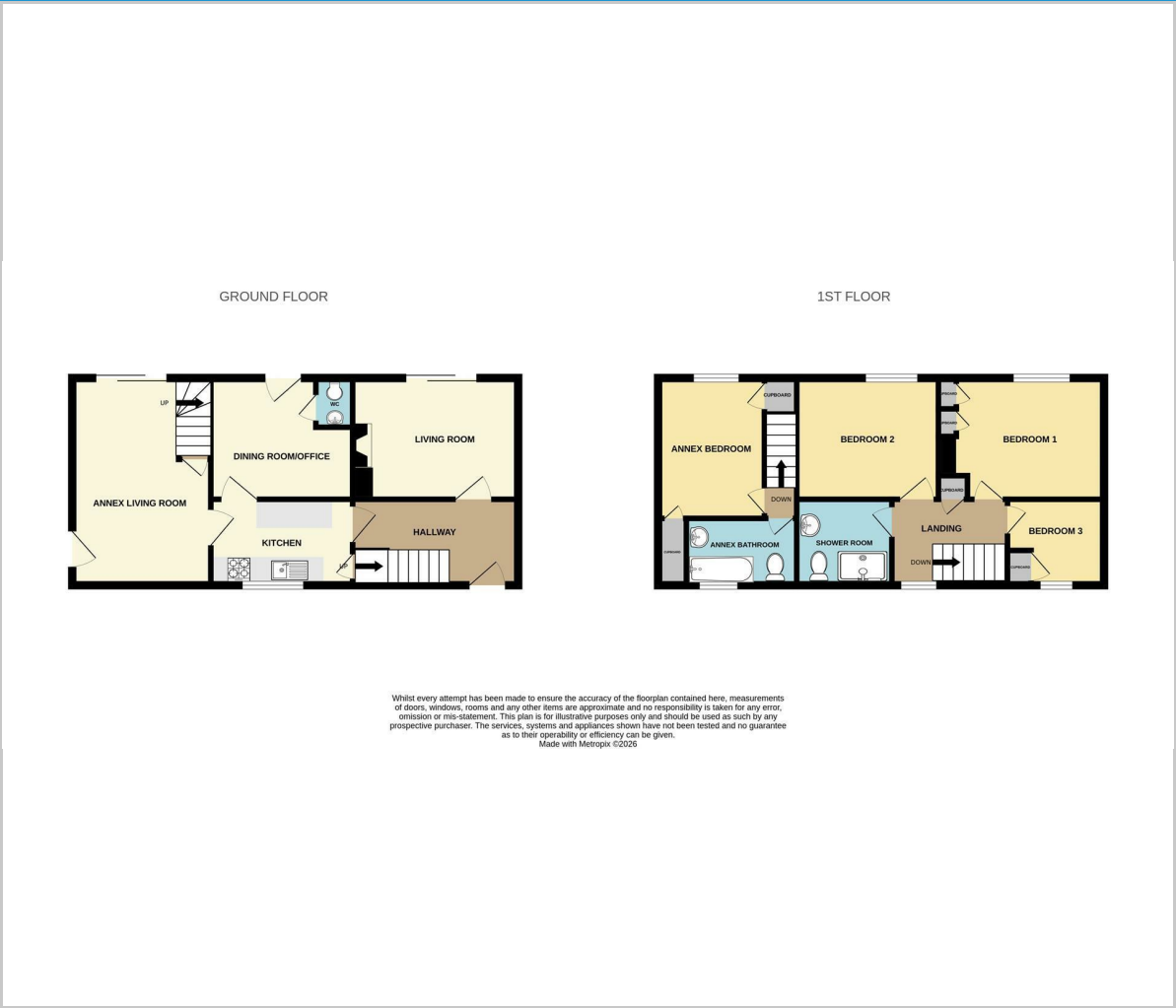
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the 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 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 right into Plym Crescent where the property can be found on the left.



Floor Plan



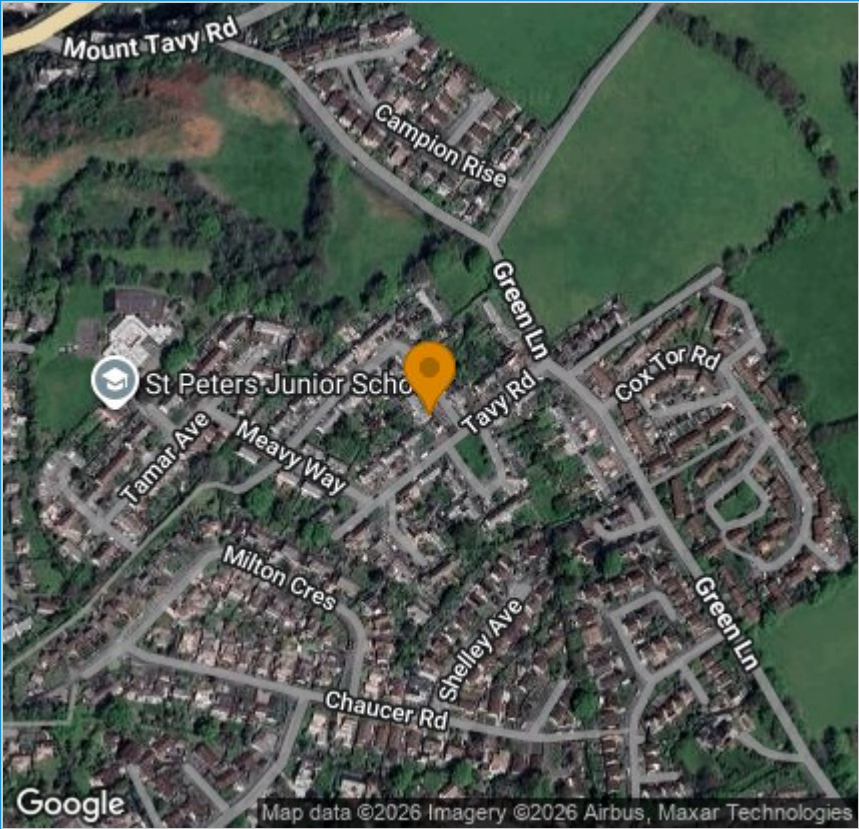
Viewing

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

