



Town • Country • Coast



Canons Way
Tavistock

Guide Price £395,000



Canons Way

Tavistock

Occupying a superb corner plot with extensive views across the town and Dartmoor beyond, is this impressive, end of terraced family home. Offering three/four bedrooms, having previously been a four bedroom home, but the vendors have opened up two of the bedrooms which could easily be reinstated if required.

The accommodation comprises; Covered entrance porch, hallway with stairs leading to the first floor. A lounge with welcoming electric fire, with views to the front across the town and moorland beyond. This room leads into the kitchen/dining room, comprehensively fitted with a range of modern units incorporating worktops, sink unit and integrated appliances including fridge/freezer, further freezer and dishwasher, built-in electric oven, gas hob and extractor hood over. Ample space for dining table and chairs. Sliding doors lead into a conservatory, overlooking the rear gardens with door to rear. A lobby from here leads into the utility room, with base units and space for white goods, door to rear gardens. A further lobby and steps down into the larger than average garage, with up and over door and wall mounted mains gas fired combination boiler.

On the first floor, a wide landing area has an airing cupboard with slatted shelving. Doors lead to all rooms which including a large double bedroom which was formerly two bedrooms and could be reinstated if required, being double aspect enjoying views and with recessed wardrobe area. Further double bedroom enjoying views and built in storage cupboard. Single bedroom with views over the gardens to the rear, currently used as a study. There are two bathrooms, both well appointed, one comprises bath with Mira Sport shower over, vanity unit with plinth lighting and low level WC. The other bathroom boasts a bath with dual head rainfall shower over, basin and low level WC.

Outside there are front and rear extensive gardens with expanse of lawn that wrap the rear and side of the house, timber summerhouse and patio.





Entrance Hall

Lounge

14'1" x 11'2" (4.31m x 3.42m)

Kitchen/Diner

13'8" x 14'5" max (4.18m x 4.40m max)

Conservatory

8'6" x 8'2" opening into (2.61m x 2.51m opening into)

Lobby

5'3" x 4'11" (1.61m x 1.50m)

Utility Room

8'7" x 8'3" (2.62m x 2.52m)

Rear Lobby

Integral Garage

16'4" x 12'8" max (4.99m x 3.87m max)

First Floor Landing

Bedroom 1

12'9" x 12'6" (3.91m x 3.82m)
Into Wardrobe recess

Bedroom 2

14'5" max x 8'4" (4.40m max x 2.55m)
Plus door recess

Bedroom 3

7'3" x 6'11" (2.22m x 2.11m)

Bathroom

5'11" x 5'9" (1.82m x 1.77m)

Bathroom 2

6'11" x 5'7" (2.11m x 1.71m)

Services

Mains water, electricity, drainage and gas.

Tenure

Freehold

EPC

C69

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 Drakes Statue on Plymouth Road take the A390 an turn left into Monksmead. Follow the road down turning right into Deacons Green. Continue to the bottom of this road and turn right onto Canon's Way. The property can be found towards the end of road ahead of you.



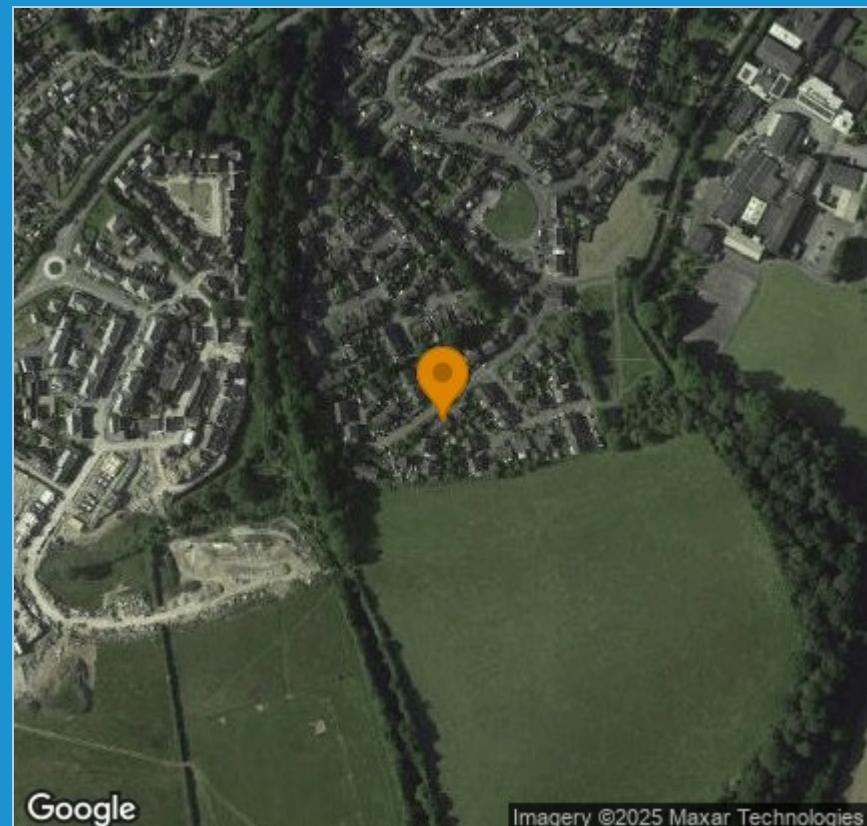
Floor Plan



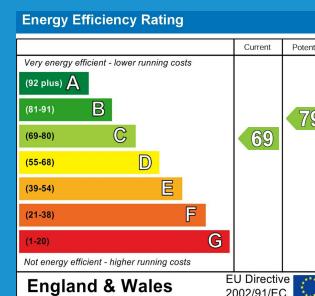
Viewing

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.

Area Map



Energy Efficiency Graph



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