



Town • Country • Coast



Boughthayes
Tavistock

Price Guide £169,950



Boughthayes

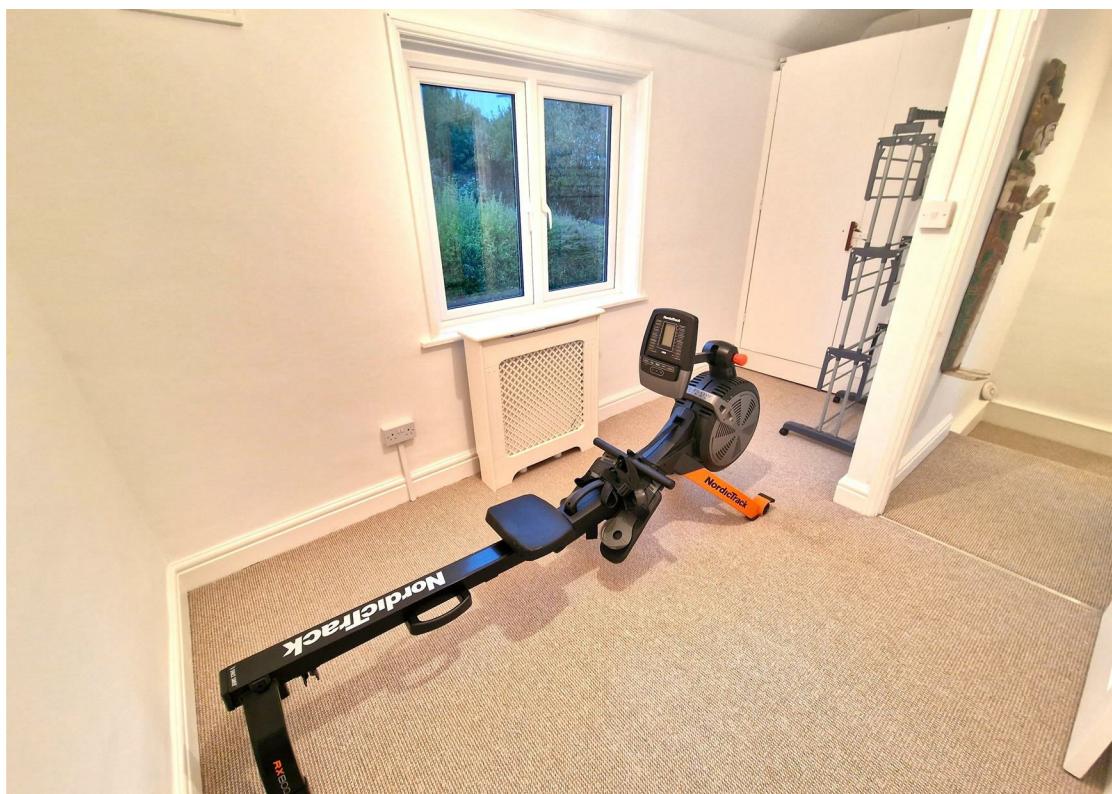
Tavistock

This is a great opportunity to purchase a two bedroom, end of terrace property with its own parking space, with NO ONWARD CHAIN, ideal for investment purposes or first home. Within walking distance to local amenities, the property boasts a low maintenance, south facing courtyard garden, views across the town and the surrounding area. There is also brand new Dimplex heating throughout.

You enter the property into an entrance hall with access to the kitchen and shower room. The shower room is a tiled wet room with electric shower, toilet and basin. The kitchen has a range of newly-fitted wall and base level units with electric oven and grey composite sink. The bright living room has a large window overlooking the garden which lets light flood in and has built in storage in one alcove. There is also a place where an open fire could be reinstated. Upstairs there are two double bedrooms. Bedroom one includes a built in wardrobe and stunning views across the rooftops of the town. Bedroom two is front aspect and benefits from a large alcove for bedroom furniture.

Outside there is a private south facing, courtyard garden, which is covered with Astro Turf for easy maintenance. The property has been extensively renovated by the current owner.

There is scope for the bathroom to be easily relocated upstairs if so desired, as we have been informed by the vendor that most in the street have already done this. We have attached a potential revised Floorplan to reflect this possibility.





Entrance Hall

Kitchen

10'1" x 7'8" (3.07 x 2.34)

Living Room

11'10" x 11'5" (3.61 x 3.48)

Bathroom

4'4" x 4'2" (1.34 x 1.28)

First Floor Landing

Bedroom 1

11'10" x 11'4" (3.61 x 3.45)

Bedroom 2

15'2" x 8'4" (4.62 x 2.54)

EPC

E/49

Tenure

Freehold

Services

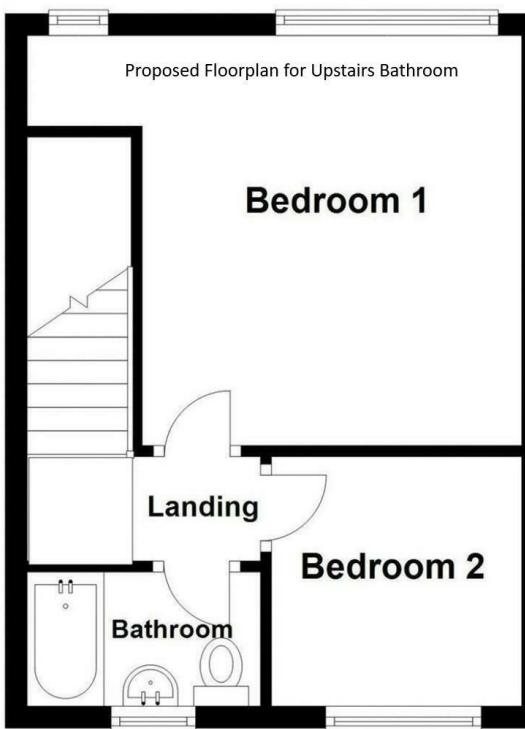
Mains electricity, water and drains. No mains gas to the property but the Vendor has informed us there is gas in the road.

Council Tax Band

A (A)

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.



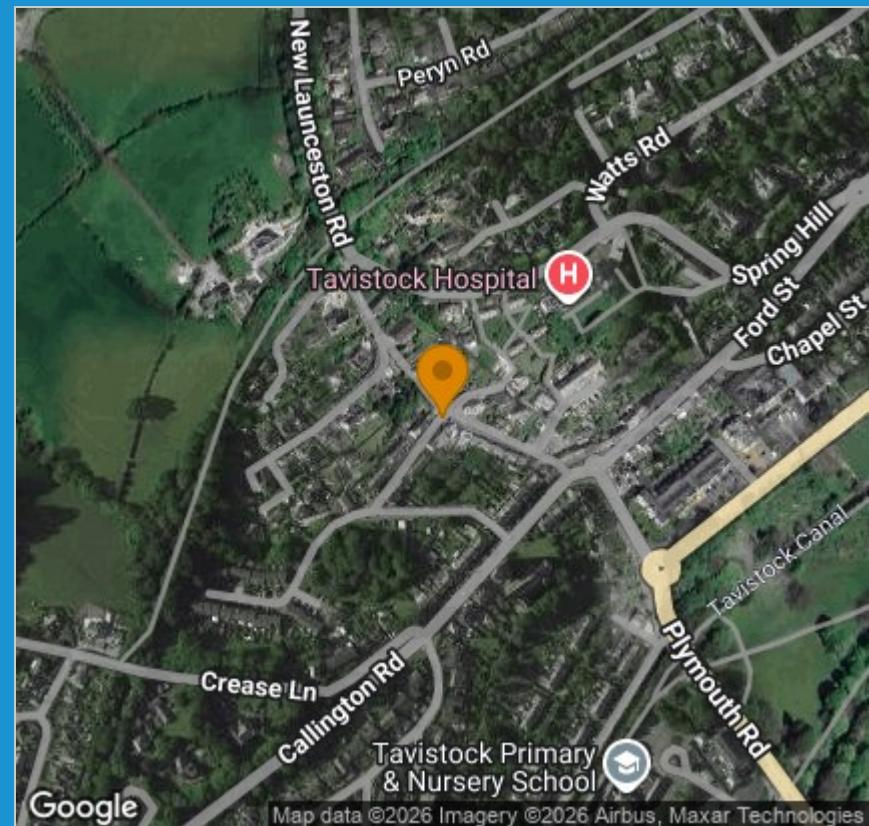
Floor Plan



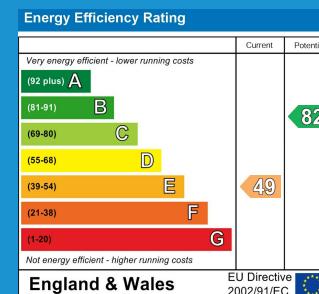
Viewing

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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