



Town • Country • Coast



Canons Way

Tavistock

Guide Price £290,000





## Canons Way

Tavistock

Situated in a tucked away position on a popular cul-de-sac on the fringes of Tavistock is this three bedroom semi-detached home with garage, parking and downstairs WC, within easy reach of Tavistock's canal walk and being offered with NO ONWARD CHAIN!

The property boasts an open plan Living/Dining area leading into an additional reception space in the form of a sunny conservatory, ideal for entertaining. The modern kitchen is fitted with a range of wall and base units and also provides access to the rear garden. There is also a handy downstairs WC.

Upstairs there are two good sized double bedrooms, one with built in wardrobes, and a single with a useful large cupboard. There is also a shower room with large shower cubicle and modern white WC and basin.

Outside the garden is enclosed, half paved for ease of maintenance and half lawn, bordered by large shrubs providing a good level of privacy. The rear garden backs on to open fields which gives a rural feel while being within close proximity of local amenities.

The property also benefits from off road parking and a good sized garage.







#### Entrance Hall

#### W C

#### Living Room

13'5 x 12'4 (4.09m x 3.76m)

#### Dining Room

10'8 x 7'9 (3.25m x 2.36m)

#### Kitchen

10'9 x 7'5 (3.28m x 2.26m)

#### Conservatory

9'4 x 8'9 (2.84m x 2.67m)

#### Landing

#### Bedroom 1

11'5 x 8'11 (3.48m x 2.72m)

#### Bedroom 2

11'3 x 8'9 (3.43m x 2.67m)

#### Bedroom 3

7'0 x 6'5 (2.13m x 1.96m)

#### Shower Room

#### Garage

17'7 x 9'3 narrowing to 8'10 (5.36m x 2.82m narrowing to 2.69m)

#### Tenure

Freehold

#### Services

Mains gas, electricity, water and drainage

#### Council Tax Band

D

#### EPC

D/63

#### 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 located 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 Plymouth Road taking the second exit at the roundabout and then the first exit at the mini roundabout onto the A390 Callington Road. Proceed up this road past the church and turn left into Monksmead. Follow the road down and turn right into Deacons Green. Follow the road round and down to the T junction and turn right into Canons Way. The property can be found on the left hand side.





Floor Plan



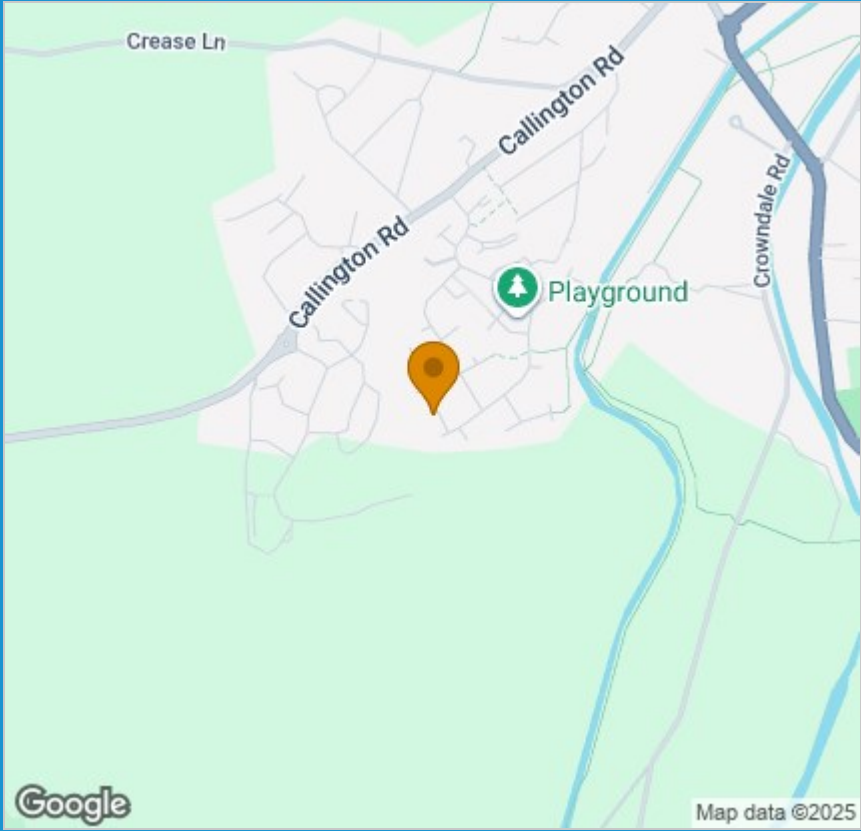
Viewing

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.

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Area Map



Energy Efficiency Graph

