



Town • Country • Coast



Yelverton Terrace

Tavistock

Guide Price £250,000



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Occupying an excellent location, being tucked away in a set back row of only six cottages, level to the town centre, is this mid terraced two double bedroom house, with south west facing enclosed gardens to the rear, off road parking for one car and a Detached Workshop/Studio. Recently fitted Howdens kitchen, two reception rooms and a downstairs cloakroom.

Front the entrance hall there is a useful cloakroom with WC, a door then leads into an open plan dining room and lounge, with attractive gas fire and patio doors to the rear garden. Off the dining room is a well fitted kitchen with built-in electric oven, gas hob and ample cupboards and worktops. Space and plumbing for white goods.

A rear lobby with door to the garden and stairs rise to the first floor landing, giving access to two double bedrooms, both with feature cast iron fireplaces. One of the bedrooms houses a cupboard with the mains gas fired boiler. The bathroom is well fitted with a corner bath, WC and basin.

To the front of the property is space for one car and a detached workshop/studio, being ideal for a variety of uses benefitting a large Belfast sink, electric heating and its own power supply. The studio lets in plenty of natural light with skylight windows and window to front. For those seeking somewhere to work from home or crafts/hobbies this would be a useful separate space.

An enclosed rear garden is laid to lawn and faces south west, with useful store shed and many established shrubs. There is a pedestrian right of way to the rear for neighbouring properties.





Entrance Hall

Cloakroom

Dining Room

13'11" x 9'11" (4.26m x 3.04m)

Lounge

13'11" x 9'11" (4.25m x 3.04m)

Kitchen

10'11" x 5'11" (3.35m x 1.82m)

First Floor Landing

Bedroom 1

17'3" x 9'10" (5.26m x 3.02m)

Bedroom 2

10'0" x 9'11" (3.06m x 3.04m)

Bathroom

6'7" x 6'5" (2.02m x 1.98m)

Detached Studio/Workshop

16'7" x 9'4" (5.08m x 2.85m)

Services

Mains water, electricity, drainage and gas.

EPC

D62

Local Authority

West Devon Borough Council - Tax Band B

Situation

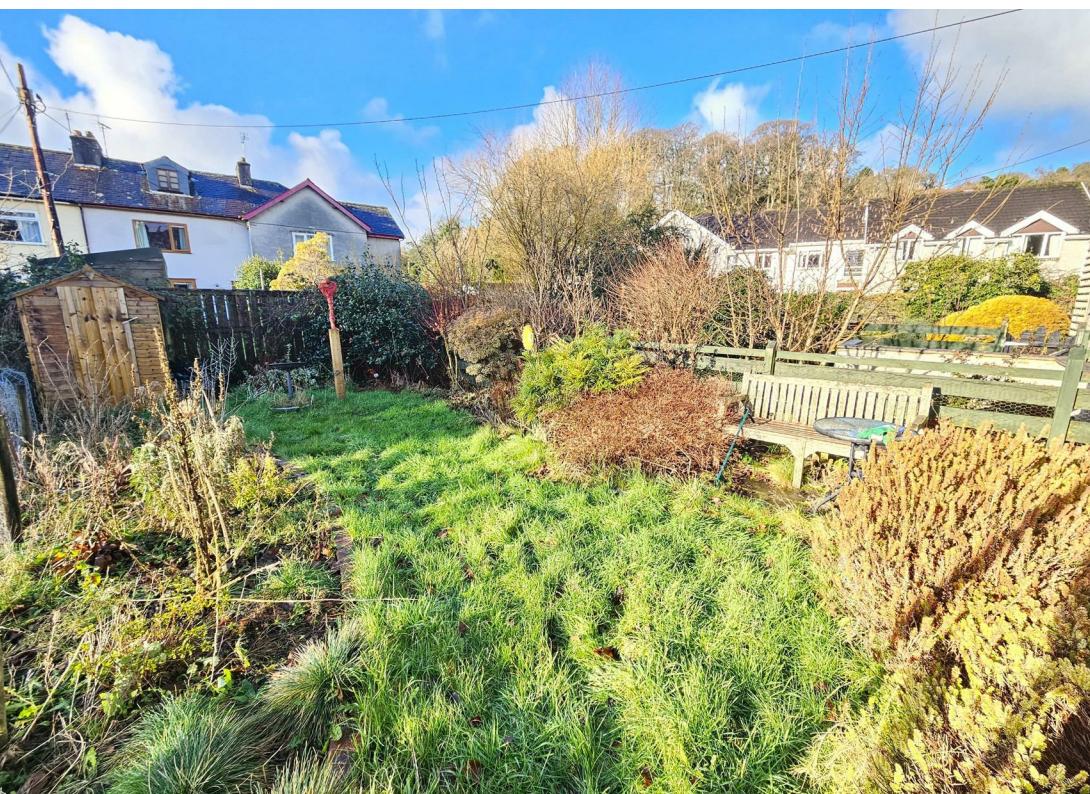
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the 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 the town centre proceed along Parkwood Road, and at the end of the road, fork left before joining the main road. Take the second left into Yelverton Terrace and the property will be found on the left hand side.

Agents Note

There is a pedestrian right of way to the rear of the property for neighbouring properties.



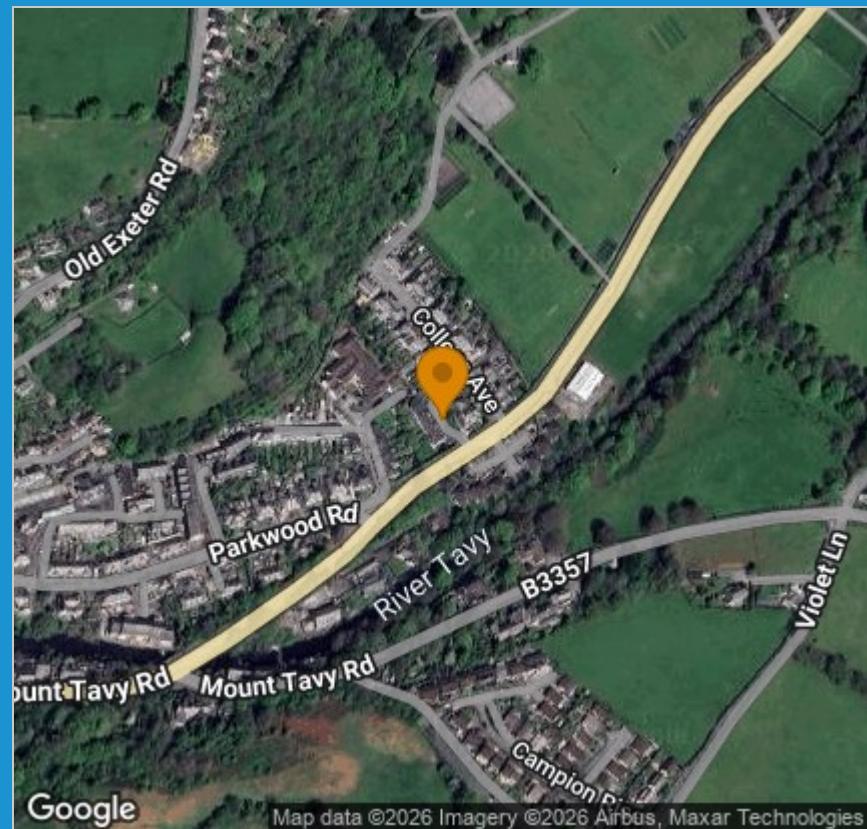
Floor Plan



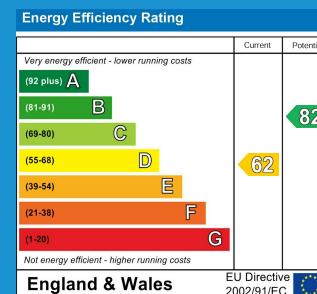
Viewing

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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