



Town • Country • Coast



Bannawell Street

Tavistock

Guide Price £325,000



Bannawell Street

Tavstock

A pretty, mid-terraced, three bedroom family home in a popular location not far from Tavstock Town Centre, with period features, low maintenance garden, cellar, storage and garage.

With high ceilings and large windows, this home retains character while offering modern touches such as open plan kitchen/dining and a stylish, contemporary outside covered seating area, ideal for entertaining in the warmer months.

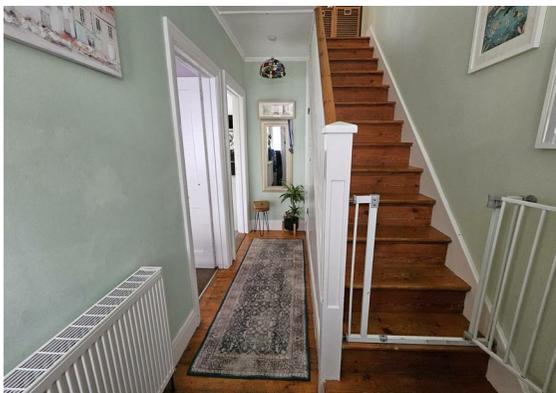
The property boasts a generous living room, with focal fireplace and bay window overlooking the front. The kitchen/dining room boasts granite worktops, a large window letting in plenty of natural light and plenty of space for a family dining table. A door at the rear of the kitchen leads to a handy downstairs WC.

Upstairs there is a large master bedroom, with pretty tiled fireplace and large window overlooking the garden. The second bedroom is also a generous double and there is a third single bedroom. There is also a family shower room, with overhead shower cubicle, basin and WC.

Outside, to the rear, steps lead from the back door down to a large cellar, currently used as a utility and storage. There are also additional large storage areas off this space.

The level garden is artificially turfed for easy maintenance with a contemporary built, decked seating area offering space for outside dining/living.

At the rear, a gate leads to the single garage, which has lapsed planning to be turned into a double garage, which could be re-applied for but could also be demolished to offer two parking spaces (subject to any necessary planning consents).





Hallway

Living Room

10'9" (not inc bay) x 11'6" (3.28 (not inc bay) x 3.51)

Kitchen/Diner

12'0" (max, shortening to 7'10") x 11'6" (increasi (3.67 (max, shortening to 2.41) x 3.51 (increasing)

Rear Porch

WC

First Floor Landing

Bedroom 1

11'6" (into alcoves) x 11'8" (3.52 (into alcoves) x 3.58)

Bedroom 2

11'6" (into alcoves) x 10'11" (3.52 (into alcoves) x 3.35)

Bedroom 3

6'10" x 5'5" (2.09 x 1.67)

Shower Room

5'6" x 5'1" (1.69 x 1.56)

Cellar/Utility Room

12'5" x 8'5" (3.8 x 2.58)

Cellar 2

12'5" x 5'11" (3.8 x 1.82)

Log Store

Garage

15'11" x 10'7" (4.87 x 3.24)

Tenure

Freehold

Services

Mains electricity, gas, water and drainage.

Council Tax Band

C

EPC

TBC

Situation

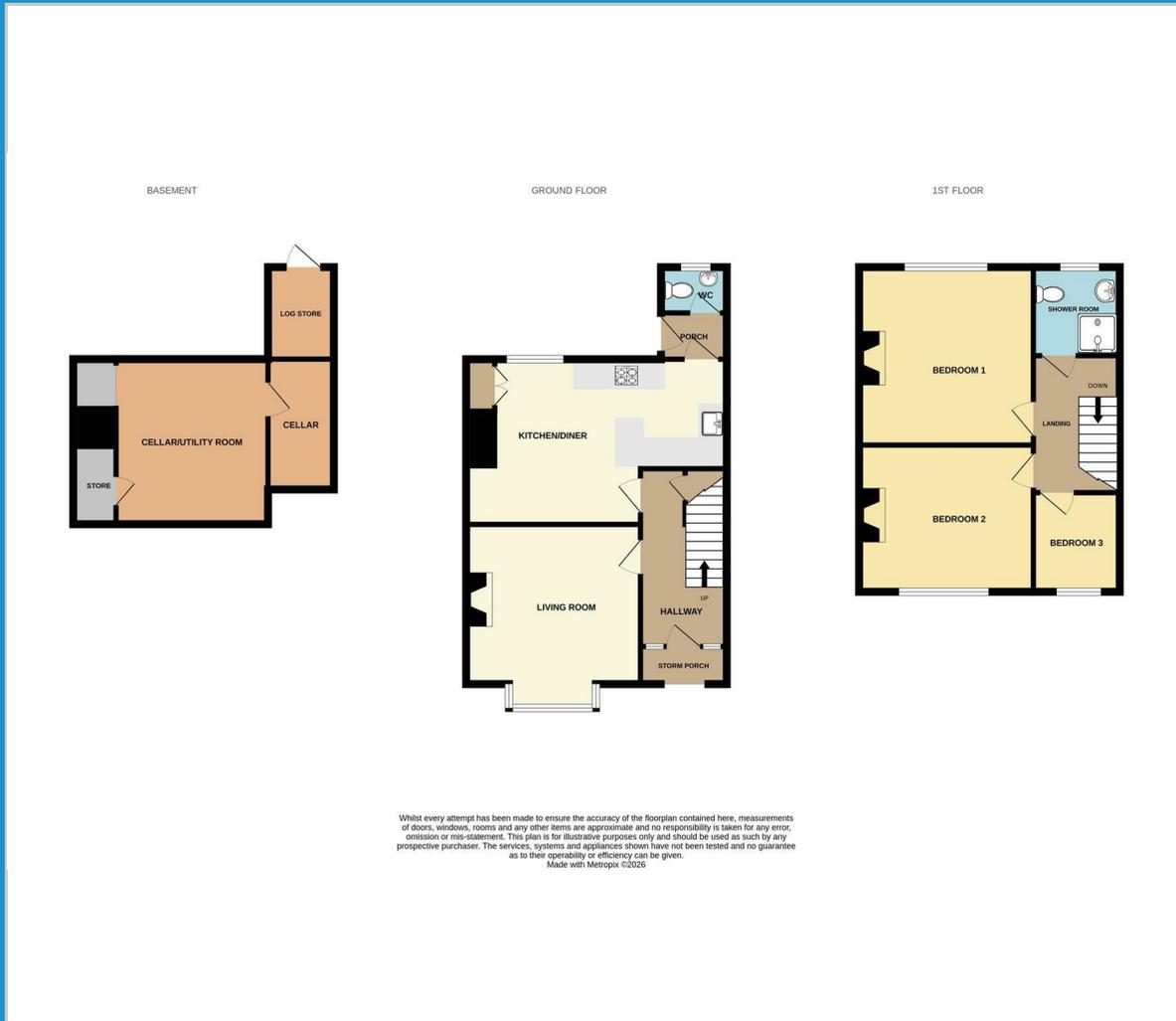
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the 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 up Bannawell Street. The property can be found just over half way up on your right hand side.



Floor Plan



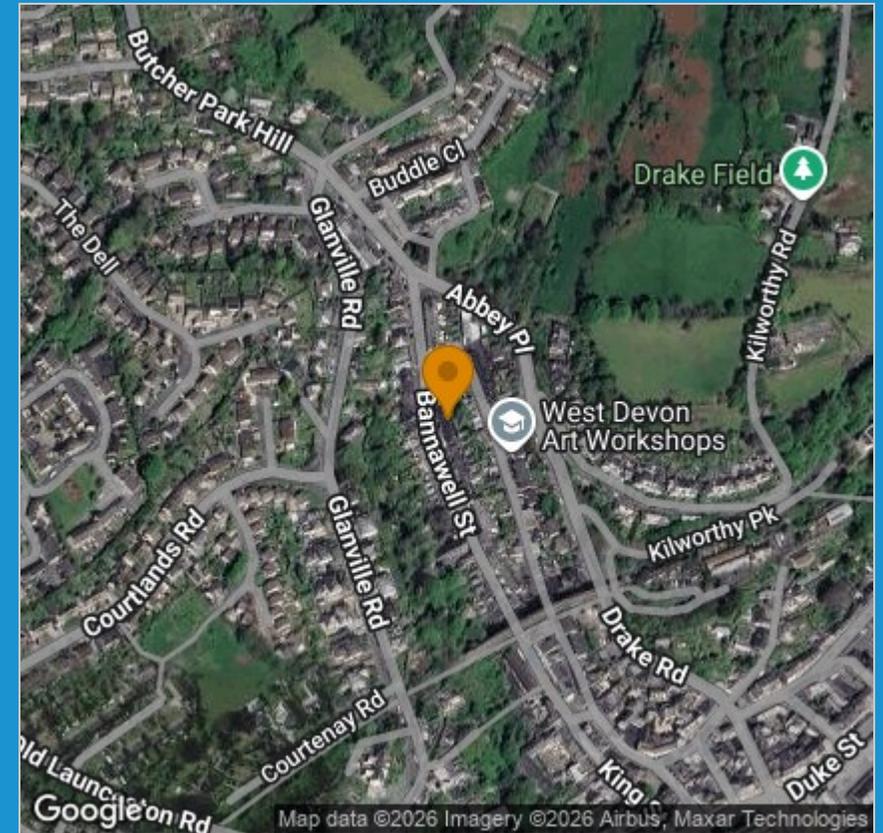
Viewing

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

