



24 Boughthayes

Tavistock | Devon Offers in the Region of £139,000



This is a great opportunity to purchase a two bedroom, end of terrace property with NO ONWARD CHAIN, ideal for investment purposes or first home. The property boasts a low maintenance south facing courtyard garden, views across the town and the surrounding.

You enter the property into an entrance hall with access to the kitchen and bathroom. The bathroom is a tiled wetroom with electric shower, toilet and basin. The kitchen has a range of newly-fitted base and wall 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. Upstairs there are two double bedrooms. Bedroom one includes a built in wardrobe.

Outside there is a private south facing courtyard garden, which is covered with Astro Turf for easy maintenance.



24 Boughthayes | Tavistock

From Tavistock Town centre take the A390 for a short distance turning right into Maudlins Lane, proceed up the hill turning left where the property is on your left hand side.

Entrance Hall

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

Living Room 11' 10" x 11' 5" (3.60m x 3.48m)

Bathroom

First Floor Landing

Bedroom 1 11' 10" x 11' 4" (3.60m x 3.45m)

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

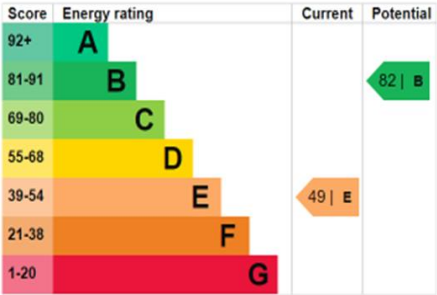
Tenure Freehold

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

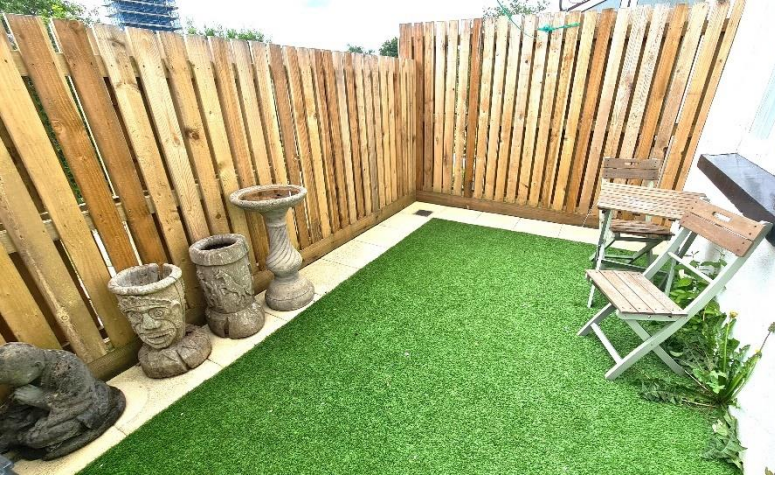
Council Tax Band A

EPC E/49

Agent's Note To the rear of the property are two detached properties, which are currently in the building phase.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.