



Town • Country • Coast



Plymouth Road  
Tavistock

No Offers £295,000



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## Plymouth Road

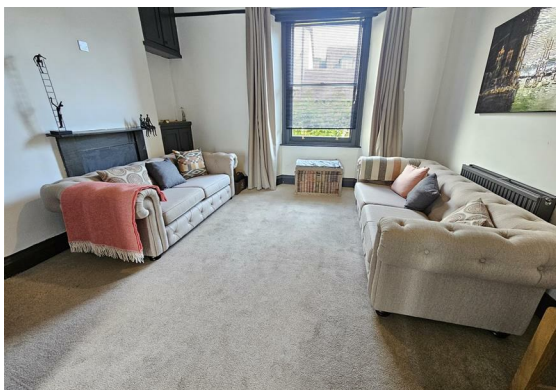
Tavistock

PRICED TO SELL FOR A LIMITED TIME ONLY!!  
OFFERED WITH NO ONWARD CHAIN!!  
Substantial and stylish period Grade II Listed semi-detached house offering well proportioned accommodation, with three reception rooms and three bedrooms, together with downstairs cloakroom and first floor shower room. Interesting architecture and character features can be seen, particularly in the private walled courtyard gardens with covered area and rooftop terrace ideal for entertaining and dining al fresco.

The entrance hall boasts an open understairs area, cloakroom with basin and separate door into a WC. The hall opens into a dining room with French doors overlooking the courtyard gardens, useful storage cupboard. Steps lead up to two large reception rooms, with typical large sash windows and high ceilings, bi-fold dividing doors. On the ground floor is a breakfast area and kitchen fitted with a traditional style kitchen, range gas cooker and two doors leading to the courtyard.

On the first floor three double bedrooms and a well appointed shower room. Useful utility room with door to the roof terrace, which can also be accessed via an external spiral staircase.

Situated on Plymouth Road, this prime location is a short level walk to the bustling town centre. Level paved front gardens and generous private rear walled courtyard garden with an ornate carved mural depicting the historical heritage of the property. A further covered area and spiral stairs to the roof terrace enjoying rooftop views.







### Entrance Hall

### Cloakroom

### Dining Room

17'10" x 17'1" (5.45m x 5.23m)

### Drawing Room

15'10" x 13'0" (4.85m x 3.98m)

### Sitting Room

15'8" x 12'3" (4.80m x 3.74m)

### Kitchen/Breakfast Room

33'0" x 8'9" (10.08m x 2.68m)

### First Floor Landing

### Bedroom 1

13'0" x 11'4" (3.98m x 3.46m)

### Bedroom 2

11'10" x 10'9" (3.63m x 3.28m)

### Bedroom 3

12'4" x 8'0" max. (3.78m x 2.45m max.)

### Shower Room

### Services

Mains water, electricity, drainage and gas.

### Local Authority

West Devon Borough Council - Tax Band F

### Tenure

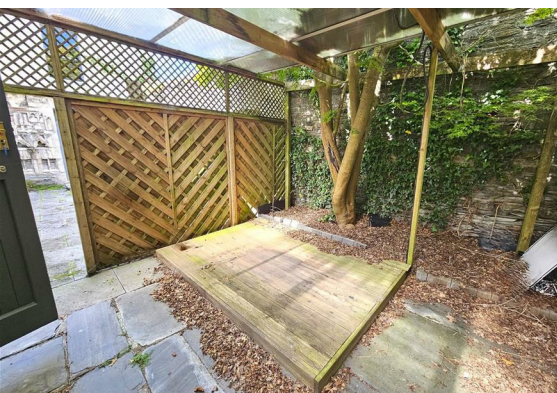
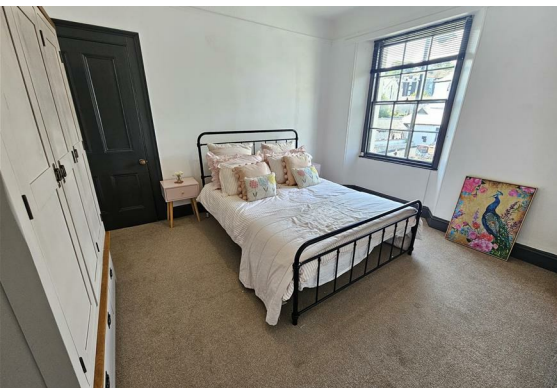
Freehold

### 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.

### AGENTS NOTE

The property is subject to a flying freehold.

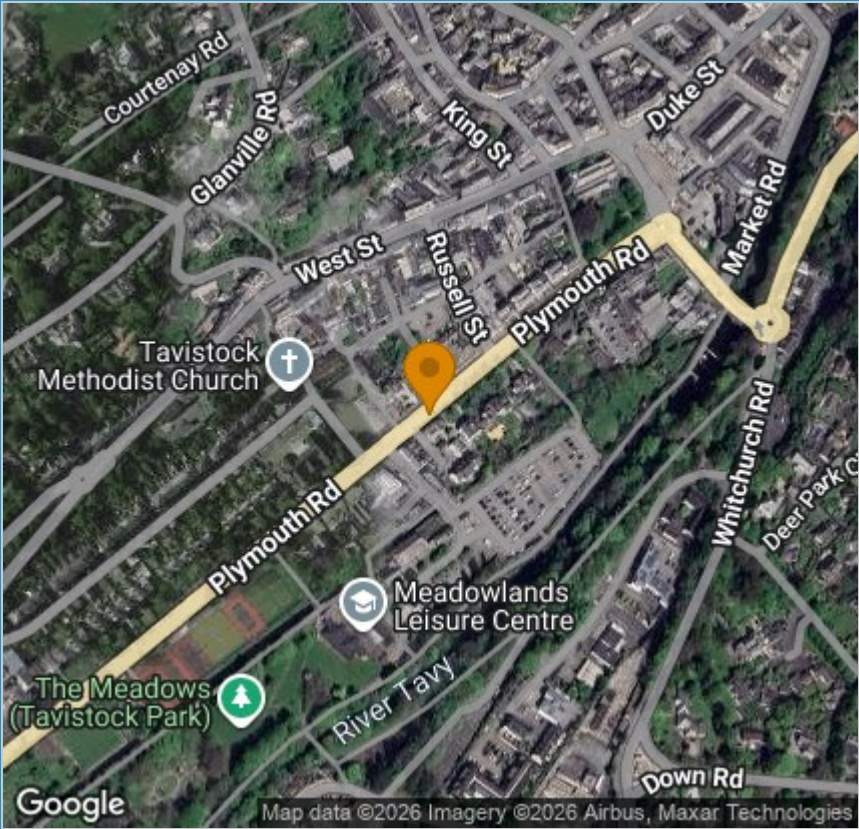




Floor Plan



Area Map



Energy Efficiency Graph

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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