



Town • Country • Coast



Gawton Way

Tavistock

Offers In Excess Of £250,000



# Gawton Way

Tavistock

This two bedroom semi-detached house is situated on the highly regarded Embden Grange development built by David Wilson Homes in 2019 and benefits from a level rear garden with a driveway to the rear providing off road parking for two cars.

This modern and stylish two bedroom semi-detached house occupies a desirable position and is one of only six, 2 bedroom houses to be built on the development and only the second of this style to be re-sold since new.

A low maintenance house perfect for those looking for a low maintenance "lock-up and leave" property or a ready to be let out, rental investment.

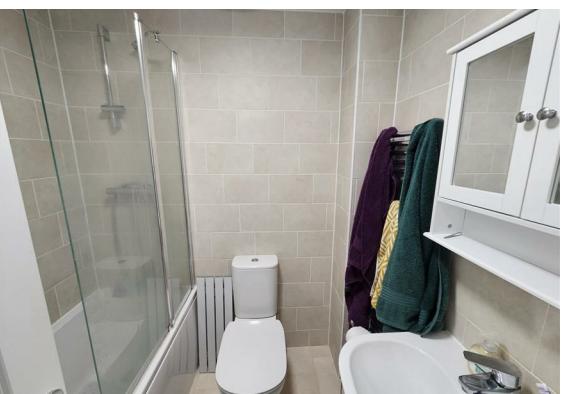
The ground floor accommodation is accessed via a covered front entrance with courtesy light and hallway with at turning staircase to the first floor. Handy Downstairs Cloakroom with a double glazed window to the side, low flush W.C and wash hand basin.

Modern kitchen fitted in a matching range of floor and wall mounted high gloss units in cream with contrasting worktops, four ring gas hob and electric oven with extractor hood above, inset sink and drainer with mixer tap and space for kitchen appliances. Double glazed window to the front aspect.

The lounge is bright and spacious with a large walk in understairs storage cupboard and double glazed windows with French doors which overlook and lead to a paved terrace and secluded rear garden with a gate to rear leading to a driveway with parking for two cars.

The first floor landing provides access to both bedrooms with double glazed windows and radiators and a modern bathroom fitted in a matching white suite comprising panel enclosed bath with chrome mixer tap with recessed thermostatic shower above, wall mounted folding glass shower screen, pedestal wash hand basin with chrome mixer tap, low flush W.C, heated towel rail and part tiled walls.

The rear garden is laid mainly to lawn with a paved terrace suitable for table and chairs and a wall mounted courtesy light.





[Covered Front Entrance](#)

[Hallway](#)

[Cloakroom](#)

[Kitchen](#)

10'1 x 5'8 (3.07m x 1.52m 2.44m)

[Lounge/Dining Room](#)

13'2 x 12'9 (4.01m x 3.89m)

[Landing](#)

[Bedroom One](#)

12'9 x 8'4 (3.89m x 2.54m )

[Bedroom Two](#)

12'9 x 8'4 (3.89m x 2.54m)

[Bathroom](#)

[Rear Garden](#)

[Driveway](#)

Tandem parking for two vehicles

[Council Tax](#)

Currently band 'B' payable to West Devon Brough Council

[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.



[Tenure](#)

Freehold

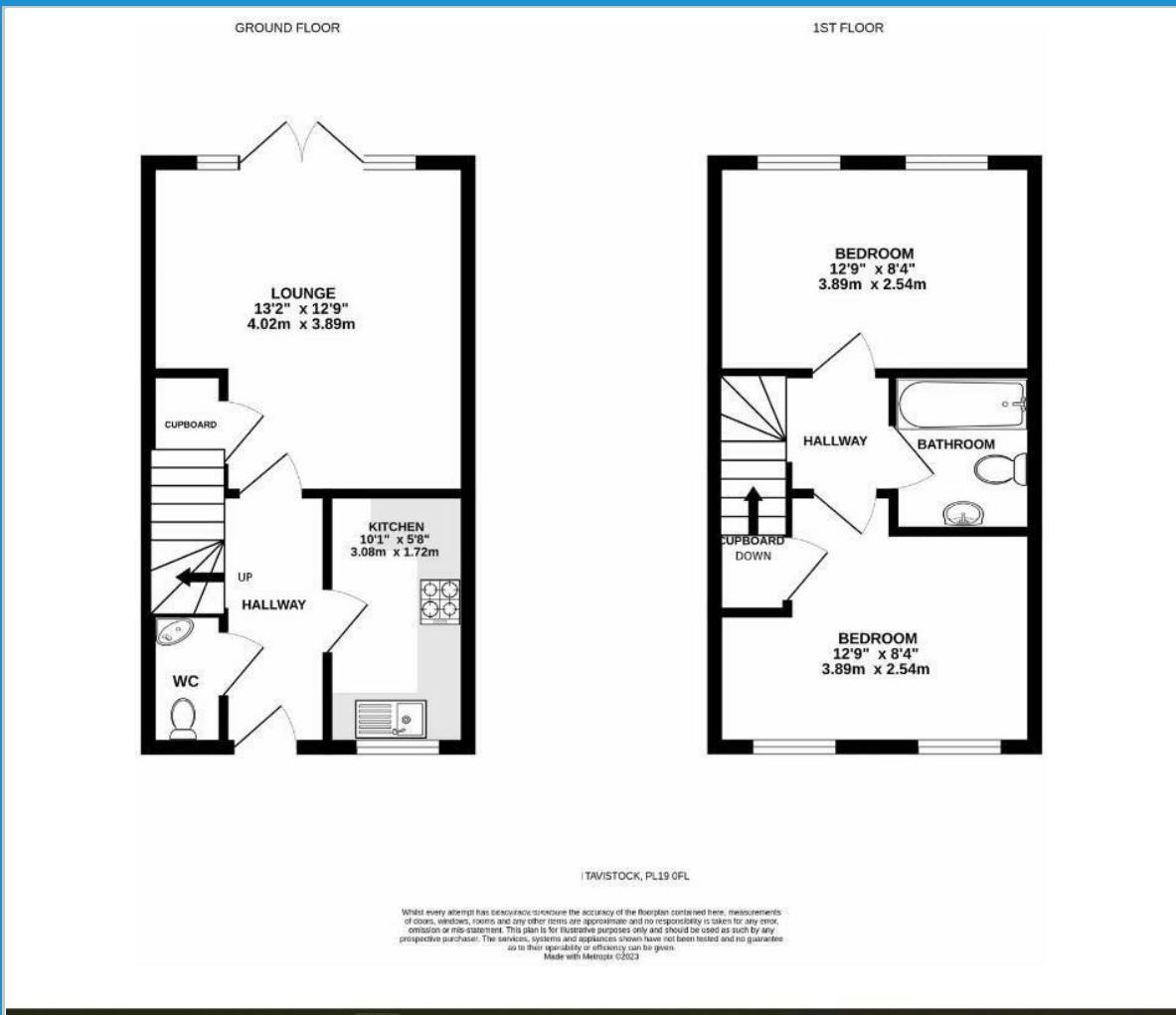
[Services](#)

Mains gas, electric water and drainage

[Agents Notes](#)

There is an annual maintenance charge for the upkeep of the development of £215.71p (to be confirmed) which is payable directly to the management company.

## Floor Plan



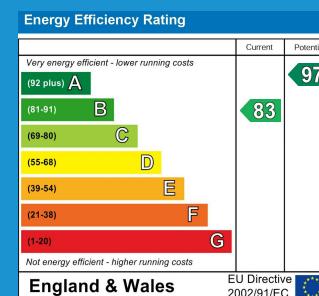
## Viewing

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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