



TAVISTOCK

O.I.R.O. £295,000

1930s 3 Bedroom Semi-Detached House

 3 Bedrooms

 1 Bathroom

 2 Reception Rooms

 EPC Rating: D (65)


MILLER
TOWN & COUNTRY



- » Spacious 3 Bedroom Semi-Detached House
- » Garage & Parking
- » Front, Side & Rear Gardens
- » Double Glazed
- » Gas Central Heating
- » Non-Estate
- » No Onward Chain

The Property

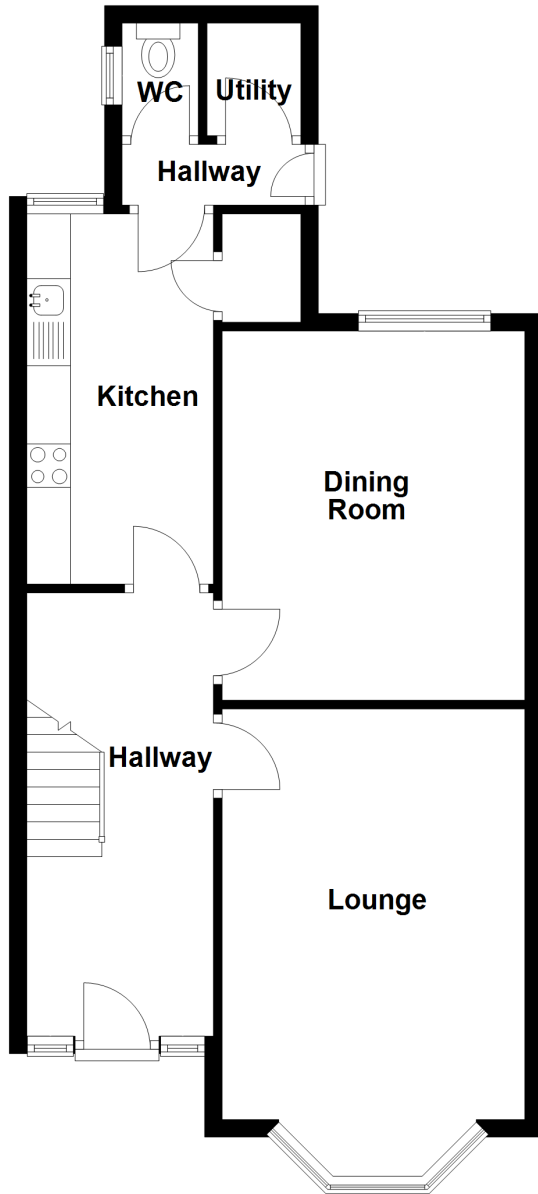
This delightful property has been a much-loved family home for well over sixty years. The property has been exceptionally well maintained and provides comfortable living accommodation with a separate sitting room and dining room. Beyond this is a kitchen, rear hall, cloakroom/WC and a utility area with plumbing for washing machine. The windows and doors are uPVC double glazed and there is a Worcester boiler serving the hot water and central heating system. The accommodation throughout is light and airy and the gardens wrap around three sides of the house. There is a private driveway providing off-road parking and access to the attached garage.

Location

Ideally situated within walking distance of the town, amenities and schooling as well as having access to the open spaces of Whitchurch Down for dog walking. Tavistock is a historic stannary and market town straddling the banks of the River Tavy, on the western fringe of Dartmoor National Park which offers stunning scenery and miles of open space for walkers and cyclists alike. The maritime City of Plymouth is about seventeen miles away, offering a thriving commercial and retail centre, hospital, continental ferry port and rail links.

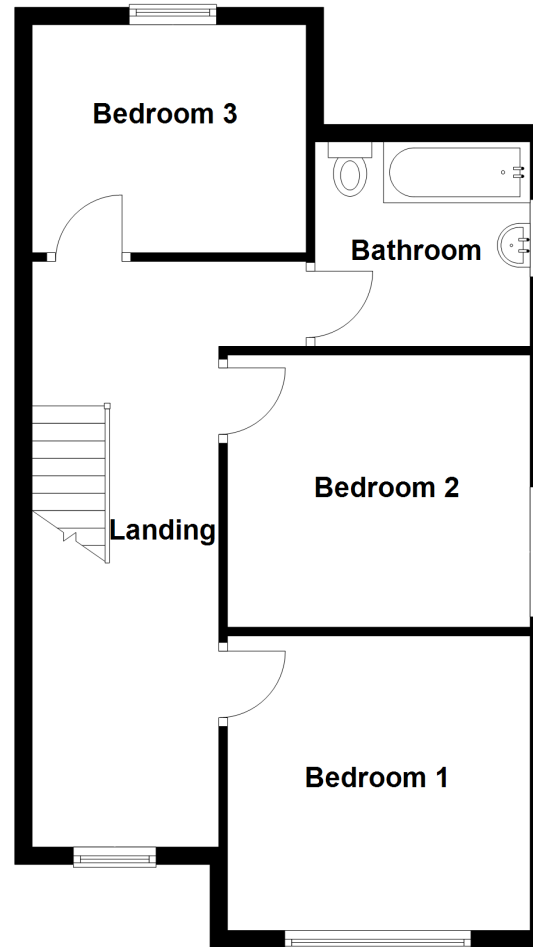
Ground Floor

Approx. 58.5 sq. metres (629.4 sq. feet)



First Floor

Approx. 53.7 sq. metres (577.6 sq. feet)



Total area: approx. 112.1 sq. metres (1207.0 sq. feet)

Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Accommodation

Ground Floor

Hall 6'10" x 16'1" (2.08m x 4.90m)
Kitchen 6'11" x 14'4" (2.11m x 4.37m)
Living Room 11'4" x 15'5" (3.45m x 4.70m)
Dining Room 11'4" x 13'11" (3.45m x 4.24m)
Rear Hall 6'2" x 2'9" (1.88m x 0.84m)
Cloakroom 2'8" x 4'4" (0.81m x 1.32m)
Utility Cupboard 3'0" x 4'7" (0.91m x 1.40m)

First Floor

Landing 6'5" x 20'11" (1.96m x 6.38m)
Bedroom 1 11'4" x 11'1" (3.45m x 3.38m)
Bedroom 2 10'3" x 11'10" (3.12m x 3.61m)
Bedroom 3 10'2" x 8'6" (3.10m x 2.59m)
Bathroom 6'2" x 8'6" (1.88m x 2.59m)

Outside

The gardens wrap around all three sides of the property offering areas of lawn and well-established flower and shrub beds. There is a useful greenhouse and shed in the rear garden along with a private drive providing off-road parking and an attached single garage.

Services Mains gas, electricity, water & drainage.

Council Tax Band: C

Tenure: Freehold



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VIEWING:

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TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
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