



Town • Country • Coast



The Nook

Tavistock

Guide Price £340,000



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The Nook

Tavistock

Located only a few minutes walk from the heart of this sought after town centre and benefitting a rear private lane entrance drive to a double car port and workshop, is this good sized three bedroom semi-detached family home, with delightful rear gardens and views.

A front entrance hallway welcomes you into a large sitting room with fireplace housing a woodburning stove, attractive aspect to the front enjoying town and rural views and ample space for a formal dining area. A door then leads into the kitchen/diner, comprehensively fitted with a range of wall and base units under wooden worktops, incorporating a 1.5 bowl sink, an electric Hotpoint oven and Bosch induction hob with canopy extractor over. Soft close deep pan drawers and space for dishwasher. Further recess with cupboards and a door into the utility/cloakroom, housing the mains gas fired central heating boiler, worktop with circular sink, space for white goods and a useful WC. Patio doors to the side lead to outside.

From the kitchen, stairs rise to the first floor landing which give access to the bedrooms and shower room. The main principal double bedroom boasts patio doors out to a patio area and the gardens. A further single bedroom with built-in storage, a well appointed shower room with large walk-in shower, basin and WC. Further double bedroom with door and stairs leading to a loft storage room, currently used for overflow bedroom space.

To the front of the property, steps lead up to a terraced area, useful for pots, with side access to the rear. Also approached from a lane off Old Exeter Road, into a private drive entrance which leads down to an off road parking area and a detached open fronted double carport with adjoining workshop, power and light connected. The gardens are laid to lawn with an abundance of mature shrubs, flower beds and borders, together with a patio for dining al fresco.





Entrance Hall

Sitting Room

16'9" x 16'5" max. (5.13 x 5.02 max.)

Kitchen/Diner

17'5" x 17'6" (5.32 x 5.34)

Utility/Cloakroom

6'0" x 4'11" (1.85 x 1.52)

First Floor Landing

Bedroom 1

15'10" x 10'3" (4.84 x 3.14)

Bedroom 2

13'5" x 8'7" (4.11 x 2.62)

With door to loft storage room.

Loft Storage Room

12'0" x 9'8" (3.66 x 2.95)

Restricted Head Height

Bedroom 3

11'3" x 5'6" (3.45 x 1.70)

Shower Room

10'11" x 4'9" (3.33 x 1.45)

Double Carport

17'1" x 16'4" (5.23 x 5.00)

Adjoining Workshop

17'3" x 5'4" (5.26 x 1.65)

Services

Mains water, electricity, drainage and gas.

Local Authority

West Devon Borough Council - Tax Band B.

EPC

D 64

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.

Directions

If walking, from Tavistock Town Centre proceed along Brook Street and into Parkwood Road, Shortly after Julian Foye on your left hand side, there is a road on the left hand side signed Laburnum, follow the road up and continue to the top of this road into The Nook and the property will be found on the left hand side. If driving continue out of Tavistock Town Centre from Bedford Square into Drake Road and then take the first right into Old Exeter Road. Proceed up the hill and just before the viaduct bridge turn right into a private road, after a short distance the entrance drive to the property will be found on the 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.

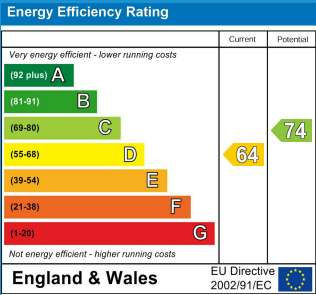
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Area Map



Energy Efficiency Graph



AML CHECKS

To comply with Anti-Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed.