

view property

Town • Country • Coast

Canons Way

Tavistock

Guide Price £235,000

2 1 1 D

Canons Way

Tavistock

NO ONWARD CHAIN! - Beautifully refurbished two double bedroom house, offering spacious and contemporary accommodation, with attractive media wall in the lounge, modern kitchen/diner, newly fitted bathroom, new oak veneer internal doors, carpets and flooring, newly redecorated and new central heating boiler. Outside, landscaped gardens to front and rear, together with driveway parking for three to four cars.

Tastefully decorated, a welcoming entrance hall, with newly fitted composite front door, has space for coats and boots, opening into a lounge with superb media wall and inset modern electric fire, creating a focal point of the room. Bespoke understairs storage cupboards and display shelf. Door into the kitchen/diner, fitted with a range of modern wall and base units incorporating a ceramic 1.5 bowl sink, electric oven and gas hob, space for washing machine and fridge/freezer. Oak effect worktops and tiled splashback to walls. Patio doors to the rear gardens.

On the first floor landing is access to the boarded loft with ladder. There are two double bedrooms, with bespoke fitted wardrobes and pleasant views. The newly fitted bathroom comprises a bath with rainfall and detached shower heads over. Basin and WC, fully tiled walls and built-in cupboard housing a newly fitted wall mounted Smart Veismann mains gas fired combination central heating boiler.

To the front of the house, newly laid path and landscaped garden area bordered by flower beds, attractive walling incorporating outside lighting. The driveway provides off road parking for at least three cars and a gate leads into the rear garden. Sun trap patio, lawned area leading to a useful store shed and further timber built store shed and composite decked terrace.

The vendors have indicated that the furniture and contents may be available by negotiation if required.

























Porch

Lounge
15'5" x 11'10" (4.72 x 3.62)

Kitchen/Dining Room
11'9" x 9'1" (3.59 x 2.79)

Bedroom 1
11'10" x 9'1" (3.61 x 2.78)

Bedroom 2
11'10" x 7'2" (3.61 x 2.19)

Bathroom
8'9" x 4'5" (2.67 x 1.37)

Timber Store Shed
10'9" x 7'3" (3.30 x 2.21)

Services
Mains gas, electricity, drainage and metered water.

Tenure
Freehold

EPC
D64

Local Authority
West Devon Borough Council - Tax Band B

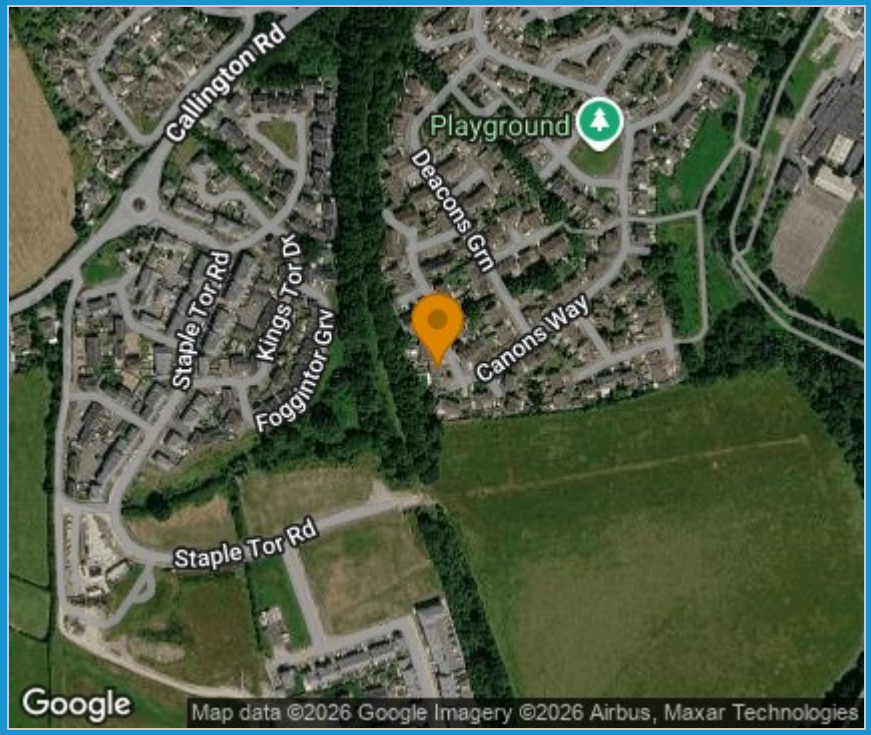
Situation
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of located and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both 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
From Drakes Statue on Plymouth Road take the A390 an turn left into Monksmead. Follow the road down turning right into Deacons Green. Continue to the bottom of this road and turn right onto Canon's Way, then right again and the property can be found on the left hand side.

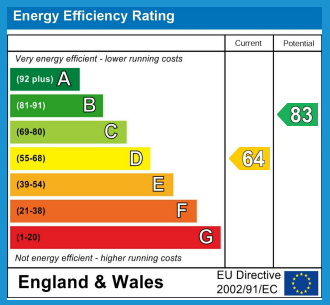
Floor Plan



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.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

3a Brook Street, Tavistock, Devon, PL19 0HD
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk