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44 Oak Road
Tavistock, PL19 9EZ

Well-presented, mid-terrace property situated within a popular development on the outskirts of Tavistock.

Town Centre 1.6 Miles Yelverton 4.7 Miles Plymouth 14 miles

• Two Bedrooms • Kitchen • Investment Opportunity • Family Bathroom •
Front and Rear Gardens • Garage • Parking • No Onward Chain •

Guide price £155,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION

The property is situated on the outskirts of the ancient stannary town of Tavistock which is a classic West Country market town and has a rich heritage that dates back well into the last millennium. Much of the modern day town centre was developed in the 19th century under the guidance of the 7th Duke of Bedford. Today, Tavistock is a thriving market town with an excellent range of shopping facilities and a full selection of local amenities, including pannier and farmers' market, independent shops, restaurants, galleries and supermarkets. There are exceptional educational facilities in both the state and private sector. The area provides an unrivalled quality of life for its lucky residents and sporting facilities in the area are excellent. The beautiful South Devon coastline, with its estuaries, beaches and coastal walks is within easy reach. This part of Devon enjoys some of the finest sailing and water sports in the country.

For golf enthusiasts, there are excellent golf courses nearby, at Yelverton, Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

DESCRIPTION

This well presented mid-terrace property is situated within a popular development on the outskirts of Tavistock, occupying a pleasant position and good accessibility.

ACCOMMODATION

The accommodation is clearly shown on the floorplan overleaf and briefly comprises an entrance lobby, sitting room with views over the front garden, stairs rising to first floor.

The kitchen comprises a comprehensive range of wall and base units with integrated electric oven and four-ring gas hob over, inset stainless steel sink unit with drainer, space and plumbing for washing machine and space for tall free standing fridge/



freezer.

A staircase leads from the sitting room to the first floor with two bedrooms and a family bathroom comprising panel enclosed bath with mains fed shower attachment over, part tiled walls, heated towel rail, pedestal wash hand basin and close coupled WC.

OUTSIDE

The front garden has path leading to the front door and is mainly laid to lawn with a variety of herbaceous shrubs and plants.

The rear garden is low maintenance consisting of patio area ideal for alfresco dining with a few flower borders with a variety of flowers and shrubs. A gate leads from the rear garden to a block of garages.

GARAGE..... Up and over door.

SERVICES

Mains gas, water, electricity and drainage. Please note the agents have not inspected or tested these services.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01822 619818.

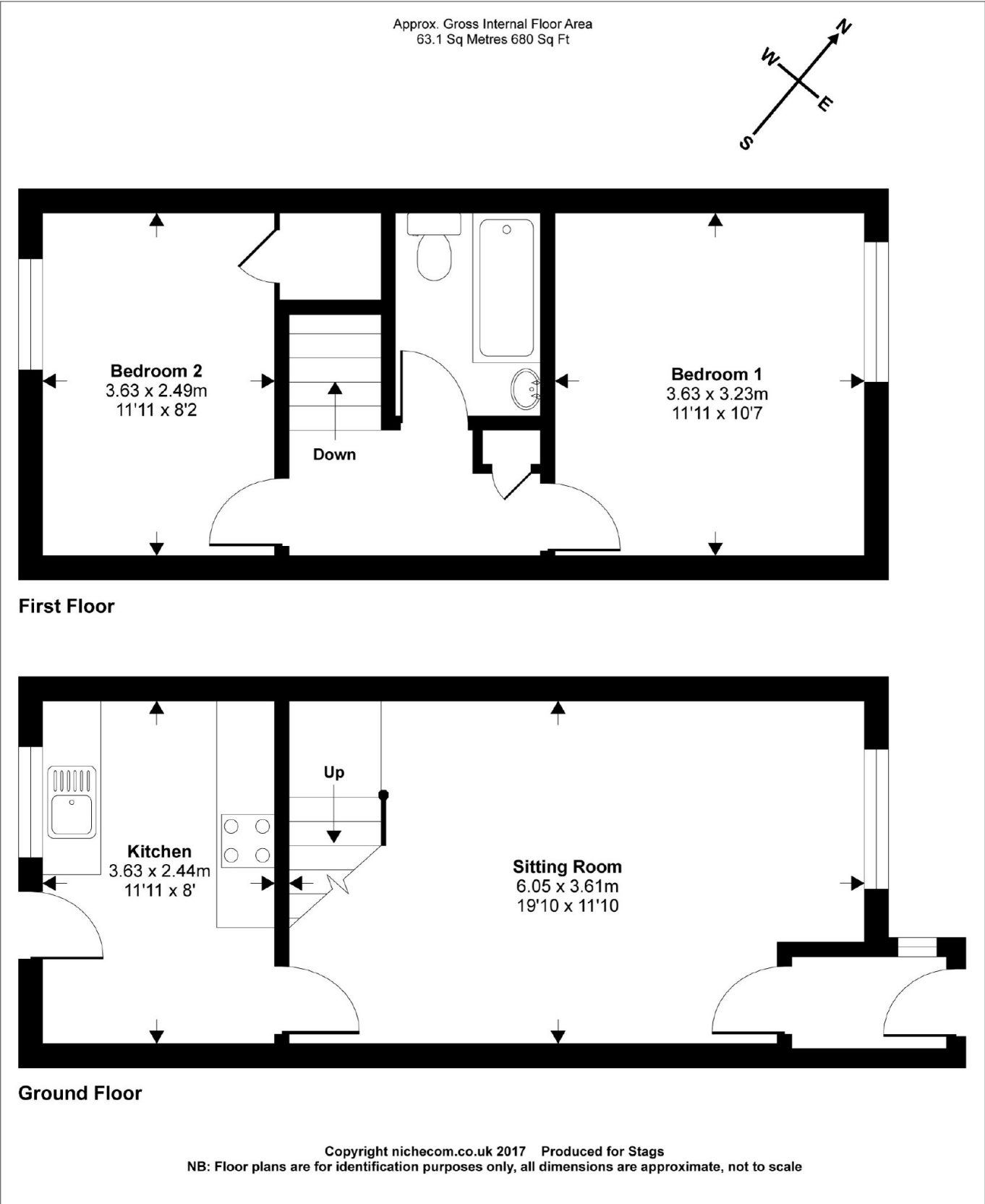
VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Tavistock's Bedford Square, proceed southeast on Plymouth Road (A386) to the roundabout. Take the first exit continuing on the A386 and proceed straight over the following two mini roundabouts. Take the next left hand turn sign posted to Bishopsmead on to Hawthorn Road. Follow the road to the end and then turn right on to Oak Road where the property can be found a short way up on the right hand side identified by our for sale board.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	78
EU Directive 2002/91/EC		