



mansbridgebalment

TAVISTOCK OIEO £160,000



28 Boughthayes, Tavistock PL19 8EF

SITUATION AND DESCRIPTION

Offered with no onward chain, a well presented two bedroom end of terrace older style house with low maintenance gardens, set in an elevated position with far-reaching town, countryside and moorland views towards Cox Tor and conveniently situated within walking distance of local amenities, schooling and the town centre.

Tavistock is a thriving market town adjoining the western edge of the Dartmoor National Park and was in 2004 voted the winner of a nationwide survey undertaken by the Council for the Protection of Rural England involving 120 other market towns. Among the assets taken into consideration were history, architecture, community spirit, planning sensitivity, recreational facilities and individuality of shops and businesses. Additional facilities include a hospital, a bustling Pannier Market and a full range of schools both State and Private. Indeed Tavistock can claim to have everything adding up to a quality of life which would be hard to rival. Plymouth is only 15 miles away with fast Inter City rail links to London, Bristol and the North. There are also ferry services to Roscoff, Brittany and Santander, Northern Spain.

This lovely home retains some period features, including the multi fuel burning stove in the sitting room and has been much improved over recent years, including refitted kitchen/dining room, refitting and redesigning the bathroom creating a modern wet room and installation of modern gas fired combination boiler. The accommodation briefly comprises: entrance hallway, dual aspect kitchen/dining room, sitting room with open fire, landing, two bedrooms and wet room. The property also benefits from gas fired central heating and PVCu double glazing throughout.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. The accommodation, together with approximate room sizes, is as follows:

Obscure PVCu double glazed front door with storm porch leads into:

ENTRANCE HALLWAY

Staircase rises to first floor; coat hooks; double radiator; part-glazed wooden door leads into:

SITTING ROOM

11' 9" x 11' 6" (3.58m x 3.51m)

Feature open fireplace with oak mantel and slate hearth housing a cast iron multi-fuel burning stove; television point; telephone point; PVCu double glazed window to front; double radiator; door leads into:

KITCHEN/DINING ROOM

15' 4" x 7' 10" (4.67m x 2.39m)

Dual aspect and recently refitted with a modern range of matching wall and base cabinets with soft close feature; contrasting worksurface with tiled splashbacks; inset stainless steel one and a half bowl sink unit with mixer tap and drainer; built-in Stoves oven and grill with matching inset five ring gas hob above with modern extractor hood over; wine rack; space and plumbing for automatic washing machine; space for upright fridge/freezer; built-in understairs storage cupboard housing a Vaillant gas fired combination boiler; two PVCu double glazed windows to rear overlooking garden; additional PVCu double glazed window to side; obscure PVCu double glazed door to rear providing access to garden; radiator.

FIRST FLOOR:





LANDING

Access to loft space; doors to all first floor rooms.

BEDROOM ONE

15' 4" maximum x 11' 7" (4.67m maximum x 3.53m)

Good sized light and airy bedroom with built-in overstairs wardrobe with hanging and storage; recess with additional open fitted wardrobe with hanging and storage; laminate flooring; two PVCu double glazed windows to front with some far-reaching town, countryside and moorland views towards Cox Tor; double radiator.

BEDROOM TWO

8' 5" x 7' 11" (2.57m x 2.41m)

Picture rail; PVCu double glazed window to rear overlooking garden; double radiator.

WET ROOM

6' 8" x 5' (2.03m x 1.52m)

Recently refitted and redesigned as a wet room, formerly a bathroom and could be reverted back, if required. Fully tiled walls; wet room shower area with chrome thermostatic shower with fixed and flexible heads; low level WC; inset wash handbasin with storage cabinet beneath; obscure PVCu double glazed window to rear; tall stainless steel heated towel rail.

OUTSIDE:

A shared footpath leads up to the property with access to both the front and rear gardens. To the front is a useful wood and garden store (measuring approximately 7' x 2' 2"). The rear garden is low maintenance in design, enclosed by wooden fencing and natural Devon bank to the rear boundary. The garden has a large wooden decked area with raised borders providing an ideal space for outside dining and enjoying the sunshine. To the rear of the garden is a wooden summerhouse (measuring approximately 8' x 7') on a raised section of decking, enjoying countryside glimpses.

SERVICES

Mains electricity, mains gas, mains water and mains drainage.

OUTGOINGS

We understand this property is in band 'A' for Council Tax purposes.

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

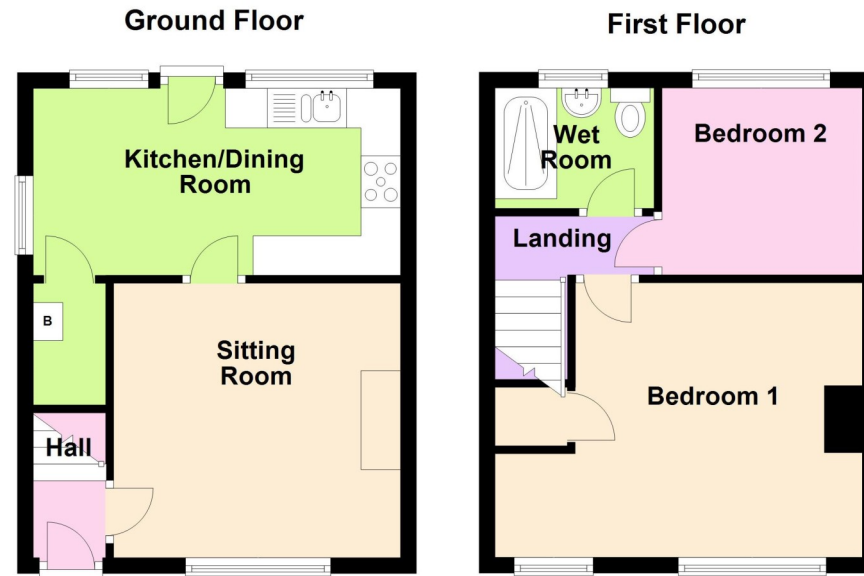
DIRECTIONS

From our Tavistock office proceed along Plymouth Road towards Plymouth and Drake's Statue. Upon reaching the roundabout turn right and then left at the following roundabout signposted to Gunnislake. After a short distance take the second right into Boughthayes. If you are travelling by car we would advise to park on the right on the hill where available. The property will be found around the corner and is on the left after a short distance marked by our for sale sign.

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*** PL19, PL20, EX20**