



mansbridgebalment

TAVISTOCK

£225,000





# 34B BANNAWELL STREET

Tavistock, PL19 0DL

A charming character cottage with attractive front and rear gardens conveniently situated within close walking distance of the town.

3 Double Bedrooms

Wealth of Period Features

Sitting Room with Open Fire

Sought After Residential Road

No Onward Chain

**£225,000**



**Bedford Court  
14 Plymouth Road  
Tavistock  
PL19 8AY**

[mansbridgebalment.co.uk](http://mansbridgebalment.co.uk)



### **SITUATION AND DESCRIPTION**

Offered with no onward chain, A delightful, well presented 3 double bedroom character cottage with attractive front and elevated rear gardens which enjoy fantastic views over the town conveniently situated in a highly sought after mature residential road within close walking distance of the town centre and all its amenities. This charming home retains many period and interesting features including multiple fireplaces, exposed beams, exposed stone walling and exposed wooden floorboards and its light and airy accommodation which is set over 3 floors briefly comprises: entrance hall; kitchen/dining room; sitting room with open fire; rear porch/utility; 3 double bedrooms and bathroom. The property also benefits from gas fired central heating. Early viewing recommended.

### **ACCOMODATION**

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:

Solid wooden front door with outside lighting leads into:

#### **ENTRANCE HALL**

Exposed stone walling; coat hooks; staircase rises to first floor; radiator; stripped wooden door into kitchen/dining room and into:

#### **SITTING ROOM**

13' 2" x 12' 10" (4.01m x 3.91m)

Feature cast iron open fireplace with slate hearth with original built-in storage cupboards to both recesses; television point; multi paned window to front with pleasant outlook; double radiator; opening into:

#### **KITCHEN/DINING ROOM**

13' 0" maximum x 12' 10" (3.96m x 3.91m)

Bespoke kitchen with large ceramic double sink unit with drainer and stainless steel splash back with wooden storage cabinets beneath; freestanding wooden kitchen unit with wooden work surfaces; drawers and shelving beneath; wooden shelving; space for cooker with stainless steel 'Hotpoint' extractor hood over; part wood panelled walls; built-in under-stairs storage cupboard; sash window to rear overlooking courtyard; double radiator; wooden door leads into:

#### **REAR PORCH/UTILITY**

5' 1" x 5' 0" (1.55m x 1.52m)

Space and plumbing for automatic washing machine; modern wall hung 'Vaillant' gas fire boiler; PVCu double glazed door to side leading out onto courtyard and garden; shelving; radiator; door leads into:





### **BATHROOM**

8' 2" maximum x 7' 8" (2.49m x 2.34m)

Part tiled and fitted with a white suite comprising panelled bath with chrome thermostatic shower over; low level WC; pedestal wash hand basin; extractor fan; tiled flooring; obscure window to side; radiator

### **FIRST FLOOR**

#### **FIRST FLOOR LANDING**

Wooden door with staircase continuing to second floor; PVCu double glazed window to rear; stripped wooden doors to both bedroom one and three.

#### **BEDROOM ONE**

15' 6" x 13' 4" (4.72m x 4.06m)

Spacious bedroom with feature cast iron fireplace with slate mantel; surround at hearth; deep built-in under-stairs storage cupboard with shelving; multi paned window to front with countryside views; double radiator

#### **BEDROOM THREE**

13' 2" x 8' 2" (4.01m x 2.49m)

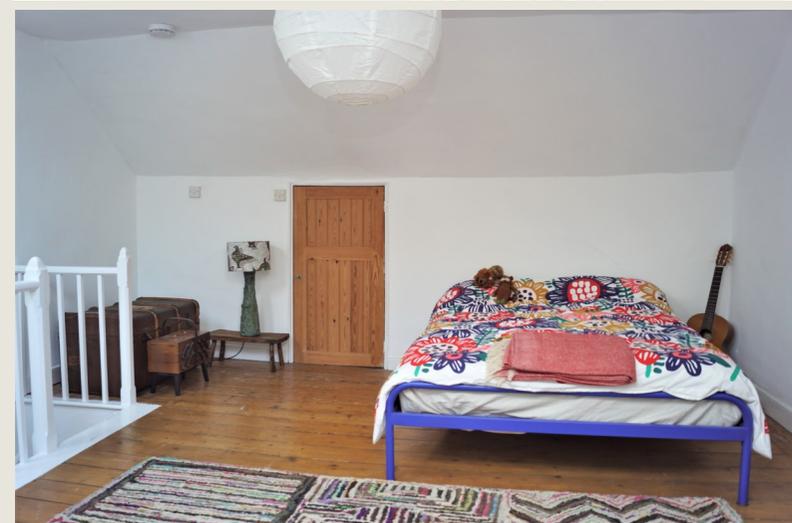
Feature cast iron fireplace with slate mantel; surround and hearth; book shelving to one recess; PVCu double glazed window to rear; double radiator

### **SECOND FLOOR**

#### **BEDROOM TWO**

4' 4" x 13' 10" (1.32m x 4.22m)

Another spacious bedroom with feature cast iron fireplace with wooden mantel and slate hearth; original stripped wooden floorboards; recess with access to eaves storage; PVCu double glazed window to rear overlooking garden; double glazed velux window to rear; additional conservation roof light; access to walk-in loft space; double radiator



## **OUTSIDE**

To the front a wrought iron pedestrian gate opens to an original tiled pathway leading to the front door. The front garden is enclosed by low wrought iron railings with bricks and natural stone walkway. The garden is laid to gravel for low maintenance and bordered by raised beds with a variety of plants and shrubs. Immediately to the rear of the property and accessed via the utility/rear porch is a paved courtyard with outside tap measuring approx. 14ft x 8ft providing a sheltered space for outside dining; steps from here lead to the main section of the garden. The main section of the garden enjoys a sunny westerly aspect with panoramic views over the viaduct, town and countryside beyond. The garden is enclosed by wooden fencing and attractive stone walling and is split into two tiers, the first set out as a large flower bed with seating area with a colourful array of plants, shrubs and bushes which could also be used for the growing of fruits and vegetables. The rear section of the garden is completely gravelled with further seating areas for which to enjoy the garden, sunshine and views.



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

**OUTGOINGS** We understand this property is in band B for Council Tax purposes.

**VIEWINGS** By appointment with MANSBRIDGE BALMENT on 01822 612345.

**DIRECTIONS** From Tavistock's Bedford Square, proceed along West Street taking the third turning on the right into King Street. Continue along King Street, passing under the viaduct into Bannawell Street. Towards the top of Bannawell Street, the property will be found on the left hand side as indicated by our 'For Sale' sign.



**Ground Floor**



**First Floor**



**Second Floor**



FLOOR PLAN DISCLAIMER These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright © Mansbridge Balment 2019  
Plan produced using PlanUp.

# BETTER **COVERAGE**, WIDER **CHOICE**

**MORE LOCAL OFFICES** than any other Estate Agent in our **AREA \***



BEDFORD COURT · PLYMOUTH ROAD · TAVISTOCK · PL19 8AY  
Tel: 01822 612345  
E: [tavistock@mansbridgebalment.co.uk](mailto:tavistock@mansbridgebalment.co.uk)



TAVISTOCK · YELVERTON · BERE PENINSULA  
OKEHAMPTON · LONDON MAYFAIR

*\* PL19, PL20, EX20*

Mansbridge Balment for themselves and for the sellers/landlords of this property whose agents they are give notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Mansbridge Balment has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.