



mansbridgebalment

TAVISTOCK

£155,000



55 West Street, Tavistock PL19 8JZ

SITUATION AND DESCRIPTION

Located within easy walking distance of Tavistock town centre and the amenities therein.

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.

A Grade II Listed period townhouse with part slate hung elevations under a pitched tiled roof. The spacious accommodation is arranged over three floors with light and airy rooms, many benefiting from dual aspect windows.

In addition, there is an elevated garden to the rear of the house which takes full advantage of the superb views across Tavistock town towards Whitchurch Down. This property is offered for sale with the benefit of no onward chain.

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:

ENTRANCE DOOR

Timber entrance door with etched glass panel.

KITCHEN/DINING ROOM

14' 7" x 12' 2" (4.44m x 3.71m) maximum

Fully fitted with a modern range of wall and base units with Shaker-style frontages in cream with marble effect worksurfaces over, incorporating a gas oven, four ring electric hob with stainless steel and glass extractor canopy over; stainless steel single drainer sink unit with mixer tap over; plumbing for washing machine; space for fridge; space for freezer; fireplace recess, ideal for log storage; spotlighting; stairs to first floor; radiator; slate tiled floor; window to front. External door with etched glass panel to outside and the garden.





FIRST FLOOR:

SITTING ROOM

16' x 12' 2" narrowing to 9' 5" (4.88m x 3.71m narrowing to 2.8m)

A light and airy room with woodburning stove over a slate hearth; three wall light points; door to stairs to second floor; radiator; dual aspect windows to front and rear.

SECOND FLOOR:

DOUBLE BEDROOM

15' 10" x 12' 8" (4.83m x 3.86m) maximum

Four wall light points; access to roof space; radiator; dual aspect windows to front and rear. Archway to:

ENSUITE

Fitted with a white suite comprising panelled corner bath, separate fully tiled corner shower cubicle with mains shower over, pedestal wash handbasin, low flush WC; heated towel rail; spotlighting; window to rear.



OUTSIDE:

A shared rear courtyard gives access to the:

GARDENER'S STORE

Useful storage; also the recently renewed (2015) Worcester gas combi boiler is sited here.

GARDEN

A shared flight of steps leads to the elevated garden which is arranged in level tiers with mature flowering beds and borders, plants and shrubs. There are super views extending over Tavistock town towards Whitchurch Down.



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 Tavistock's Bedford Square, enter West Street and continue through the parade of shops to the brow of the hill where the property will be found on the right hand side, clearly identified by a Mansbridge Balment 'For Sale' board.

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* PL19, PL20, EX20

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