



47, Hazel Road, Tavistock, Devon, PL19 9DN



SITUATION

Occupying a pleasant position within the popular Bishopsmead development, 47 Hazel Road enjoys attractive views towards a stream and green space to the front. Local amenities and transport links are readily accessible, while the surrounding area offers a variety of walks and recreational opportunities. Tavistock, a thriving market town in West Devon with a rich history dating back to the 10th century, offers a blend of tradition and modern amenities. The town boasts a superb range of shopping, recreational, and educational facilities. The 19th-century town centre, anchored by the Pannier Market and Bedford Square, creates a charming focal point, hosting regular farmer's markets. Tavistock's historical significance is complemented by a contemporary lifestyle, making it an attractive place to live. Plymouth, just 15 miles to the south, and Exeter, 40 miles to the northeast, further enhance the property's connectivity.

DESCRIPTION

This two-bedroom home presents an excellent opportunity for buyers seeking a property with scope for improvement. The accommodation is well arranged and enjoys good natural light throughout, with a generous sitting room featuring a large floor-to-ceiling window overlooking the front garden. The kitchen is positioned to the rear and provides direct access to the garden.

The property offers considerable potential to create a comfortable and attractive home in a well-regarded residential location. With well-proportioned rooms, useful storage and pleasant outlooks to both the front and rear, the property provides a solid foundation for refurbishment.

ACCOMADATION

A useful entrance porch opens into the sitting room, a bright and welcoming space

with a large floor-to-ceiling window overlooking the front garden. The staircase rises to the first floor and there is a useful understairs storage cupboard. A door from the sitting room leads through to the kitchen, which is fitted with a range of units and houses the gas-fired boiler. The kitchen also provides direct access to the rear garden. On the first floor, the landing gives access to all rooms and includes a linen cupboard. Bedroom two is situated at the rear of the property and is a comfortable double room with built-in wardrobes and useful over-stairs storage. The family bathroom is fitted with a bath and shower supplied via the boiler. The principal bedroom is positioned at the front of the property and enjoys pleasant views towards the stream and surrounding greenery. The accommodation is well proportioned throughout and offers an excellent opportunity for updating and personalisation.

OUTSIDE

The front garden is attractively arranged with a mature Acer tree, established shrubs, flower bed borders, a raised planting bed and areas of gravel with paved pathways. To the rear, the enclosed garden comprises a patio seating area, a small area of lawn and hedging to either side, creating a pleasant outdoor space. A gate provides access to a pedestrian walkway. The property also benefits from a nearby garage.

SERVICES

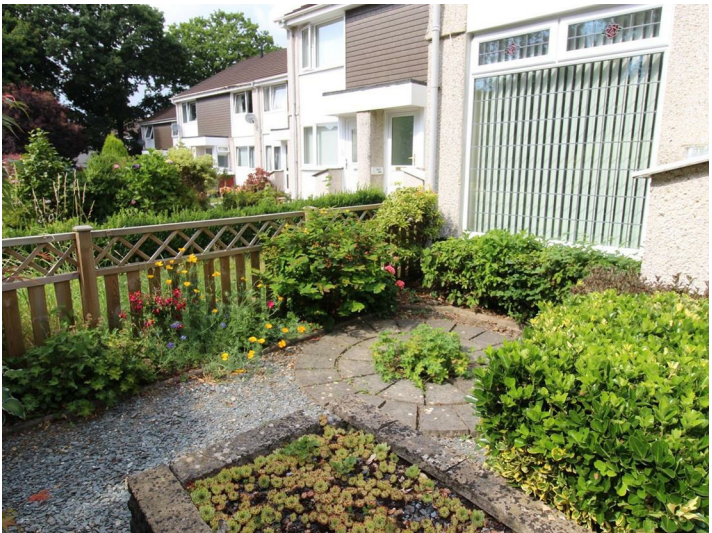
All mains-supplied services are connected. Gas central heating throughout. Ultrafast broadband is available. Mobile voice/data services are available through the four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

Tavistock Town Centre 1.8 miles •
Whitchurch Down 1.4 miles • Plymouth
13.9 miles •
What3words.com///snipe.collision.bank

A two bedroom home enjoying attractive stream views and gardens, situated within the sought after Bishopsmead development.

- Two-Bedroom Terraced House
- Generous Sitting Room
- Scope For Modernisation Throughout
- Front And Rear Gardens
- Attractive Stream Views
- Benefiting From a Nearby Garage
- Ideal First-Time Purchase
- No Onward Chain
- Freehold
- Council Tax Band: B

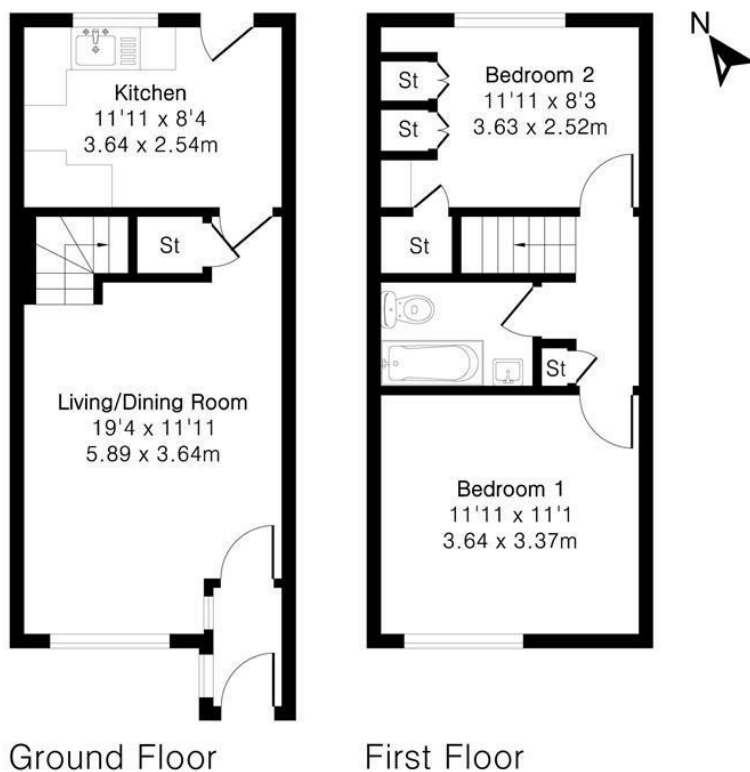
Guide Price £179,950



Approximate Gross Internal Area 681 sq ft - 63 sq m

Ground Floor Area 346 sq ft – 32 sq m

First Floor Area 335 sq ft – 31 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D		70	
(48-54) E			
(39-47) F			
(31-38) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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