



TAVISTOCK

GUIDE PRICE £225,000

Well Presented 2 Bedroom End of Terrace Home

 2 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: D (64)

  
MILLER  
TOWN & COUNTRY



- » Close to Town Centre
- » Utility Porch/Boot Room
- » Downstairs WC
- » Open Plan Kitchen/Dining Room
- » Living Room Overlooking the Garden & View
- » Two Double Bedrooms
- » Garage & Parking for 2 Cars
- » NO ONWARD CHAIN

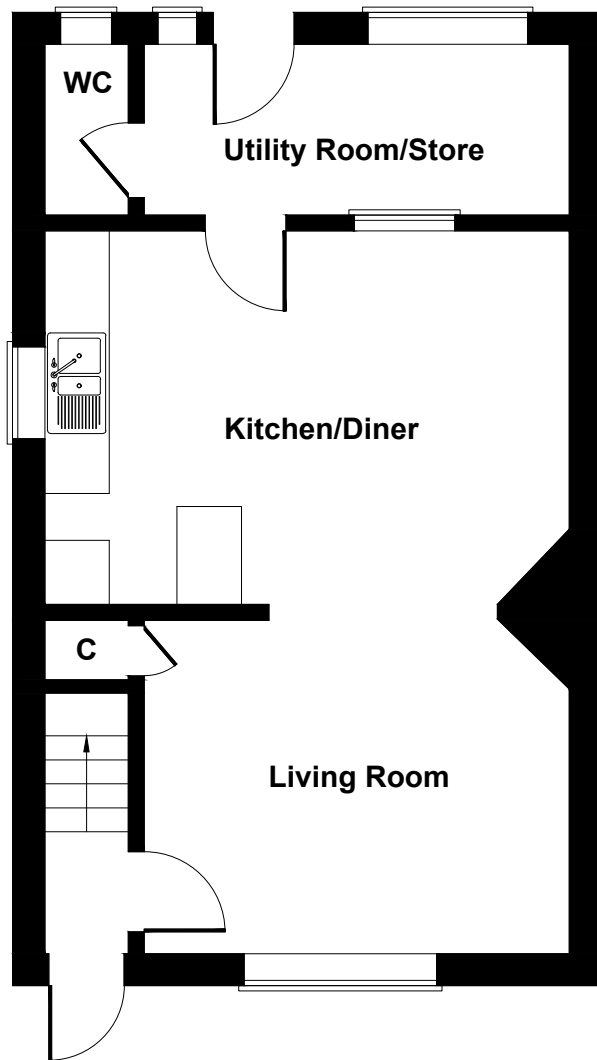
## The Property

This well-presented end of terrace property is situated on a quiet road with views over the rooftops of the town centre. Upon entering the property there is a useful porch with plumbing for washing machine and plenty of space to create coat and boot storage as well as room to towel the dog after a walk on the nearby footpath. There is an open plan modern kitchen/dining room which opens to a bright living room with French doors overlooking the garden and the views. Upstairs there are two double bedrooms and a modern fitted bathroom with bath and electric shower over.

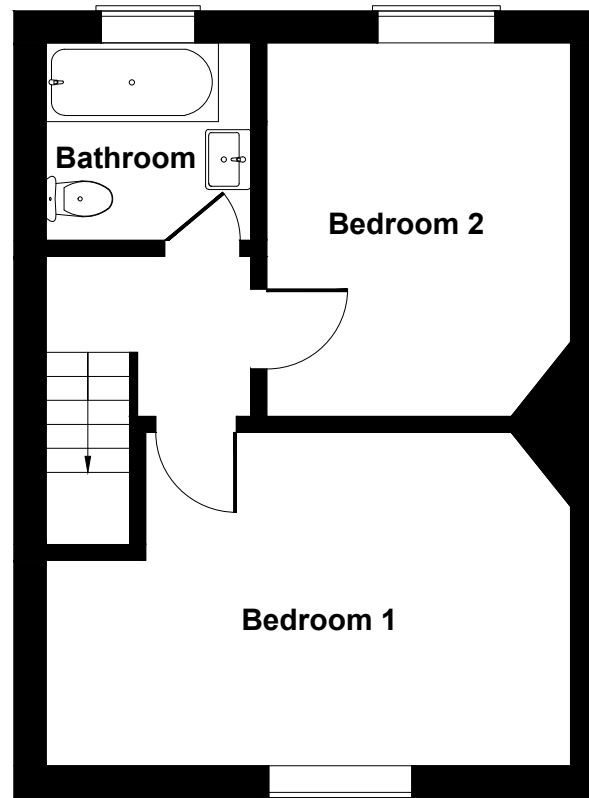


## Location

The property is conveniently located within easy walking distance of the town and a wide range of local amenities. Tavistock is a pretty and popular town straddling the river Tavy, and is situated on the western fringe of Dartmoor National Park, offering stunning country walks. Ideally located with easy access to the nearby maritime city of Plymouth, which offers an excellent retail and commerce centre as well as road, rail and ferry links.



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
**For Illustrative Purposes Only.**

## Accommodation

### Ground Floor

Porch 5'04" x 10'01"

Hall

WC 2'07" x 5'09"

Kitchen/Diner 11'08" x 16'03"

Living Room 12'11" x 10'5"

### First Floor

Landing

Bathroom 6'10" x 8'02"

Bedroom 2 9'01" x 11'09"

Bedroom 1 10'05" x 13'00"

### Outside

The gardens offer a Southerly aspect and are laid out over two levels, both with patio terraces and a small lawn at the bottom. To the side is a gate leading to the front with parking for two cars and a single garage.

**Services:** Mains water, drainage, electricity and gas.

**Council Tax Band:** B

**Tenure:** Freehold



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**VIEWING:**

Strictly through the vendor's sole agents  
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**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
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