



TAVISTOCK

O.I.E.O. £165,000

Grade II Listed Duke of Bedford 3 Bedroom Cottage

 3 Bedrooms

 1 Bathroom

 2 Reception Rooms

 EPC Rating: Exempt

  
MILLER  
TOWN & COUNTRY



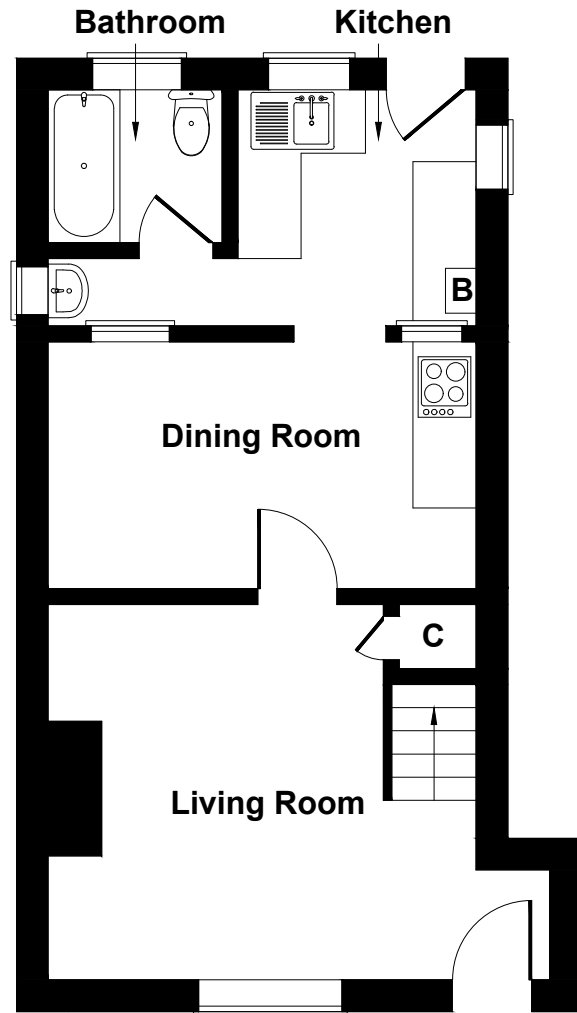
- » Riverside Location
- » Potential for Refurbishment
- » 3 Bedrooms
- » Living Room & Dining Room
- » Grade II Listed
- » Garden, Stone Shed & Courtyard
- » Level Walk to Town

## The Property

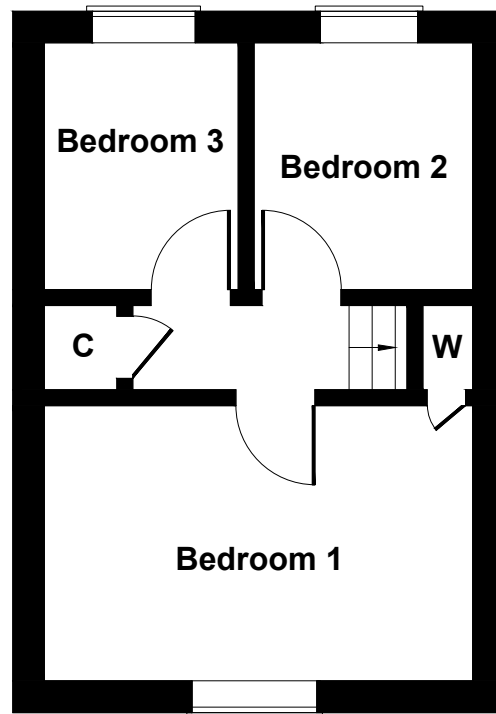
With an outlook across the garden over the river, this Grade II Listed Duke of Bedford Cottage is well situated for a level walk into town through The Meadows and offers huge potential for refurbishment and a change of layout, subject to the necessary planning permissions. Currently laid out as three bedrooms upstairs, with a living room, separate dining room, kitchen and bathroom downstairs. There are also many original features throughout such as the alcoves and doors. There is also the benefit of a stone built outside loo and shed as well as a cobbled courtyard perfect for parking a motorbike.

## Location

This property is situated within an easy walk to The Meadows and canal with plenty of woodland and riverside walks and the town centre is just beyond the park. Tavistock Primary School and Tavistock College are a stone's throw from the property, with the supermarkets in the opposite direction. There is a bus stop just outside the terraces giving easy access to Derriford Hospital and Plymouth City Centre.



**GROUND FLOOR**



**FIRST FLOOR**

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

## Accommodation

### Ground Floor

Living Room 11'03" x 11'08" (3.43m x 3.56m)

Dining Room 13'04" x 7'08" (4.06m x 2.34m)

Kitchen 7'05" x 7'04" (2.26m x 2.24)

Bathroom 7'04" x 4'09" (2.24m x 1.45m)

### First Floor

Bedroom 1 8'10" x 11'10" (2.69m x 3.61m)

Bedroom 2 8'00" x 7'02" (2.44m x 2.18m)

Bedroom 3 8'00" x 6'06" (2.44m x 1.98m)

### Outside

To the front there is a long garden with a pathway to the left, and a hedge boundary to the right, a blank canvas for any keen gardener. To the rear is an outside WC and stone shed, along with an open cobbled courtyard.

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

**Council Tax Band:** B

**Tenure:** Freehold

### Agents Note

Please note that there is a right of way that runs across both the front and the rear of the property.



Miller Town & Country | 01822 617243

2 Drake Road, Tavistock, Devon, PL19 0AU.

tavistock@millertc.co.uk | www.millertc.co.uk



**VIEWING:**

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
they form part of any contract.

