

2 Town Mill Gardens

2, Town Mill Gardens, Tavistock, PL19 0JG







Tavistock Town Centre 500 yards • Whitchurch Down 1.4 miles • Plymouth City Centre 15.5 miles • Exeter (via A30) 40 miles

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A well-proportioned three-bedroom property offering flexible accommodation over two floors, together with parking, useful outside storage and views towards the bridge.

- Three-bedroom accommodation
- Two good-sized double bedrooms
- Further single bedroom/study
- Spacious kitchen
- Sitting room with electric fireplace
- Views towards the bridge
- Parking area
- Useful outside storage
- Freehold
- Council Tax band: C

Guide Price £275,000

SITUATION

This appealing home is located in a popular and well-regarded area on the edge of Tavistock, yet within easy reach of the town centre, with the high street only 500 yards away on foot. In a slightly elevated position with a verdant backdrop, the house benefits from good privacy and some excellent views of the town and surrounding countryside, including Dartmoor away to the east. Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmers' markets are held. The maritime city of Plymouth is 15 miles to the south, whilst the cathedral city of Exeter lies some 40 miles to the northeast, providing rail, air and motorway connections to London and the rest of the UK.

DESCRIPTION

A well-proportioned and versatile three-bedroom property arranged over two floors, offering comfortable accommodation together with useful outside space, parking and storage. The property benefits from two good-sized double bedrooms, a further single bedroom or study, a pleasant sitting room with views towards the bridge and a generously sized kitchen. The flexible layout would suit a range of buyers, including those requiring space to work from home.

ACCOMMODATION

The front door opens into the entrance hall, with the bathroom immediately to the left. Further along the hallway is the kitchen, which is a good-sized room offering ample space for everyday cooking and dining arrangements.

Beyond is the sitting room, a comfortable reception room with an electric fireplace providing a focal point. The room also enjoys views towards the bridge. Stairs lead down to the lower ground floor, where a door provides direct access to the parking area. There are two good-sized double bedrooms, both offering comfortable bedroom accommodation, together with a further single bedroom/study. This smaller room provides useful flexibility and would work equally well as a home office, nursery or occasional bedroom.

OUTSIDE

The property benefits from a parking area, accessed directly from the first floor. There is also useful outside storage, positioned adjacent to the study, together with additional driveway/storage space. A pedestrian pathway runs from the property and benefits from a right of way across the neighbouring property, before steps lead up towards the road.

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.

AGENTS' NOTES

1. The property benefits from a pedestrian right of way across the neighbouring property. Prospective purchasers should refer to the title documentation for further information.



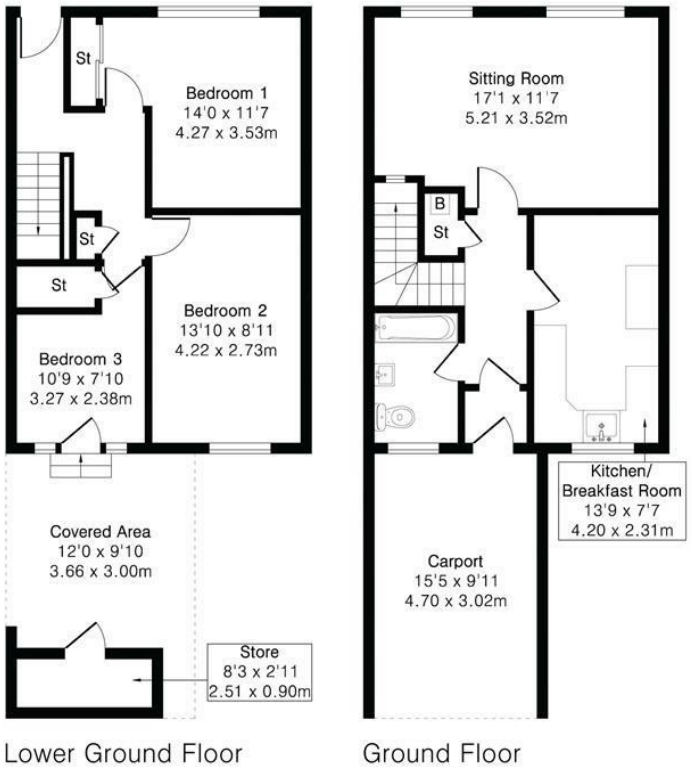








Approximate Gross Internal Area 894 sq ft - 84 sq m
(Excluding Outbuilding)
Lower Ground Floor Area 447 sq ft – 42 sq m
Ground Floor Area 447 sq ft – 42 sq m
Outbuilding Area 24 sq ft – 2 sq m



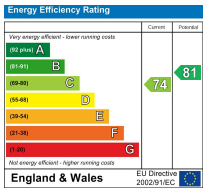
PINKPLAN

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.

STAGS

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.

STAGS



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