



Town • Country • Coast



Brook Lane

Tavistock

Guide Price £299,950



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Brook Lane

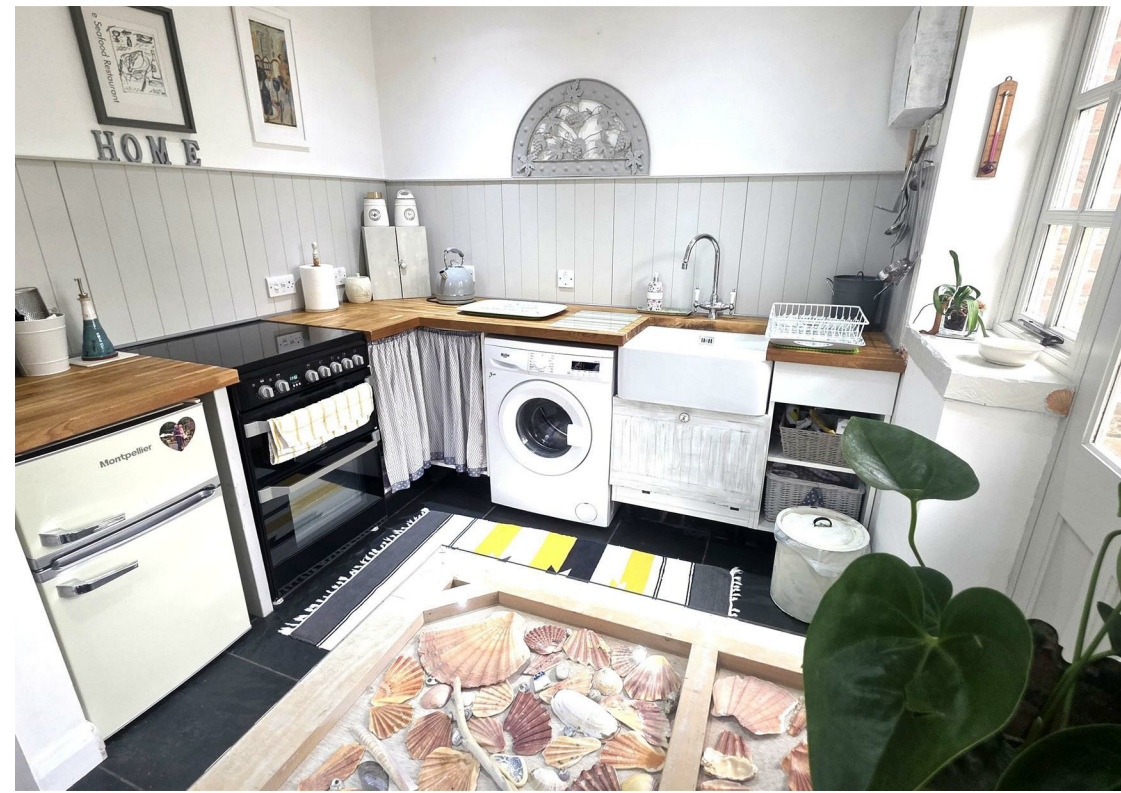
Tavistock

Nestled in the picturesque Brook Lane, Tavistock, this charming detached bungalow offers a delightful retreat for those seeking a tranquil lifestyle. Fully renovated in 2004, the property boasts a characterful design that seamlessly blends modern comforts with traditional charm.

The bungalow features two well-proportioned bedrooms, and a light and airy open plan Living/Dining room. The bathroom is thoughtfully designed, ensuring convenience and comfort. Outside the property offers a enclosed, well stocked garden and off road parking.

One of the standout features of this property is its sought-after location, tucked away from the hustle and bustle, yet still within easy reach of local amenities and the stunning Devon countryside. The absence of an onward chain makes this an attractive opportunity for prospective buyers, allowing for a smooth transition into your new home.

This delightful property is ideal for anyone looking to enjoy the charm of Tavistock while benefiting from a peaceful setting. Whether you are a first-time buyer, a professional or retired couple, or looking for a weekend getaway, this property is sure to impress. Do not miss the chance to make this lovely single storey cottage your own.





Kitchen
9'1" x 6'11" (2.77 x 2.13)

Open Plan Hallway

Living/Dining Room
15'1" x 14'9" (4.6 x 4.5)

Bedroom 1
10'4" x 10'0" (mid point) (3.17 x 3.07 (mid point))

Bedroom 2
10'9" x 10'2" (mid point) (3.3 x 3.1 (mid point))

Bathroom
7'10" x 6'10" (2.4 x 2.1)

Services

Mains electricity, drainage and metered water. Storage Heaters.

Tenure

Freehold

EPC

D58

Council Tax Band

B

Situation

Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

Directions

Travelling from Bedford Square follow Plymouth road towards Morrisons. At the mini-roundabout take the second exit onto Brook Lane. Follow this road, passing Tiddy Close and once you pass the entrance to Philpot Lane, after a short distance, turn left and the property will be found on the left hand side.



Floor Plan



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

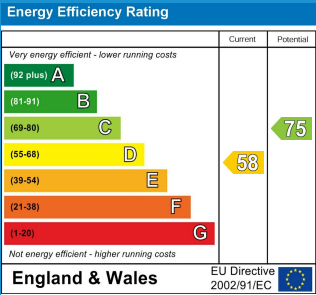
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Area Map



Energy Efficiency Graph



AML CHECKS

To comply with Anti-Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed.