

MILLER TOWN &
COUNTRY

Part of Smart Property Group

6 Drake Villas



3 Bedroom Semi Detached House

GUIDE PRICE £325,000

TAVISTOCK PL19 8DA

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Having just undergone an extensive refurbishment, this elevated 1930/40's semi-detached house has the perfect mix of the old and the new. As you enter through the storm porch, you are greeted with the original stained glass windows, front door and welcomed into a spacious hallway with solid oak flooring that continues through the whole of the ground floor. The living room still boasts the round bay window letting plenty of natural light from the front. The kitchen/diner at the rear has been re-modelled with a brand new kitchen, and bi-fold doors overlooking the rear garden and the Church standing stoically in the background, the perfect place to sit with a cuppa and a book on a sunny afternoon. Upstairs there are three bedrooms, two spacious doubles and a single. The main bedroom located at the front also has the round bay and overlooks The Meadows to the right. The second bedroom at the rear overlooks the garden again, and the third is currently being used as a study. All three are served by a modern shower room.

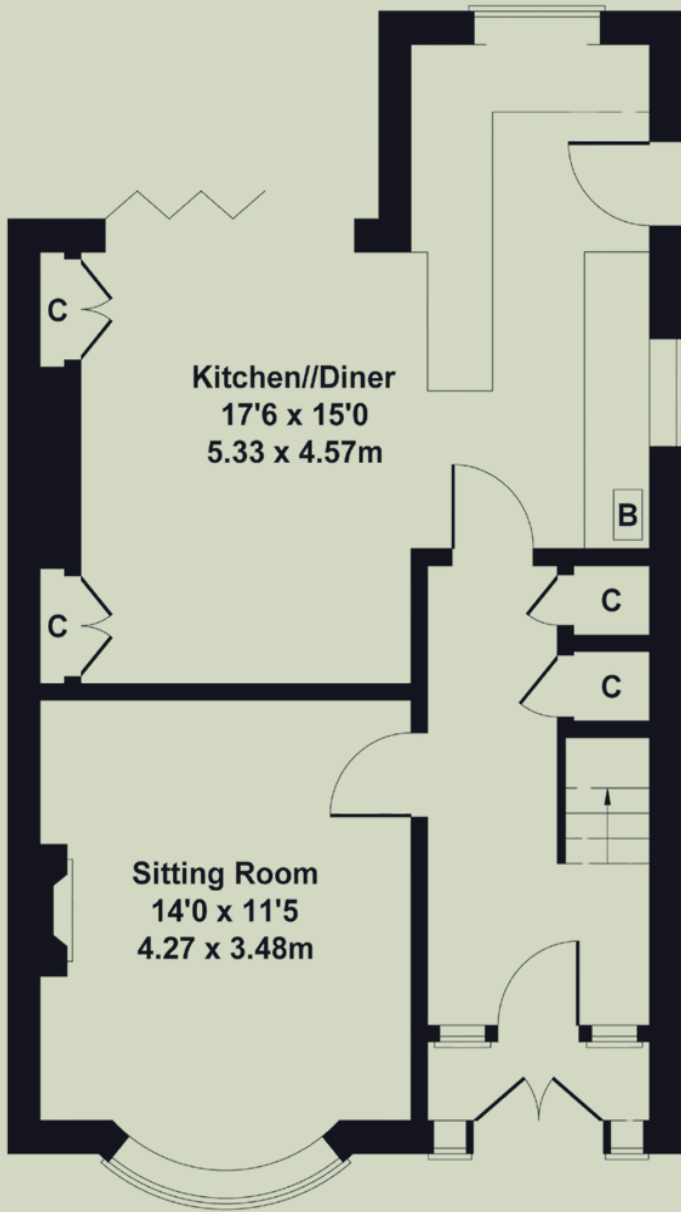




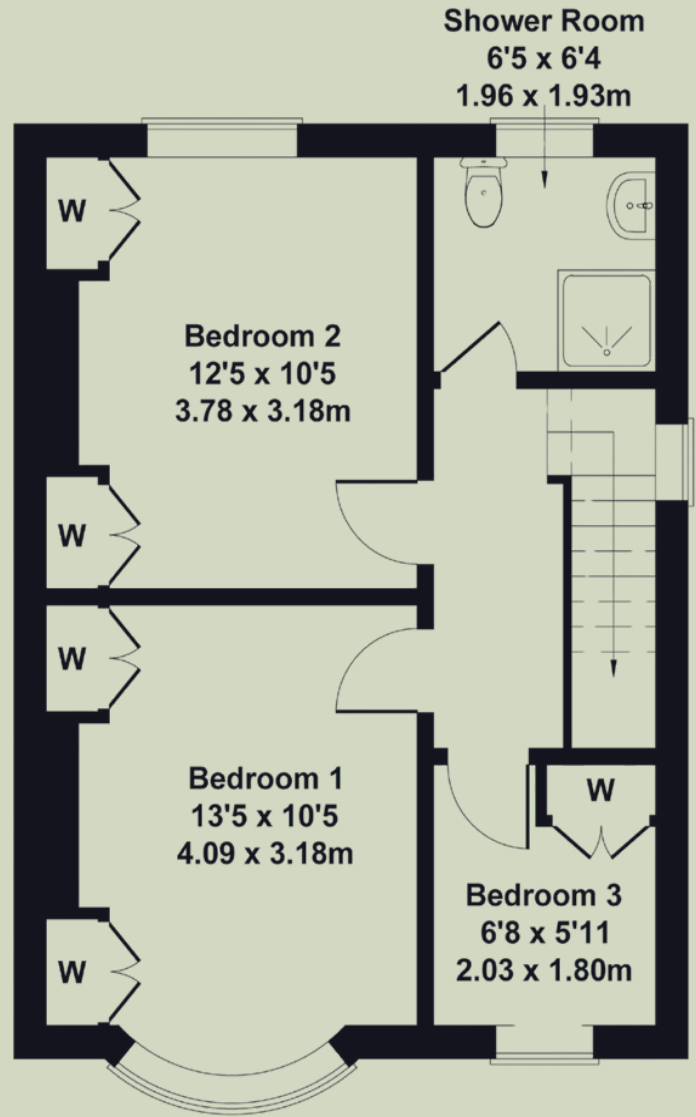
From the pavement steps lead up the path through the front lawns to the front door. The path continues around the side to the rear, where there is a paved patio, and steps leading to a lawn and further patio. The path then leads past the wooden shed to a further lawn, which is bordered with mature shrubs and secured with fences all around.

Tavistock is a charming market town on the edge of Dartmoor National Park, known for its rich history and attractive surroundings. Set along the River Tavy, the town offers a blend of independent shops, cafés, and plenty of walks/cycle routes along the Canal or on the Downs. Tavistock College and Mount Kelly are nearby, along with a selection of primary schools serving the area. Everyday amenities are easily accessible, with supermarkets, healthcare facilities, leisure centres, and the historic Tavistock Pannier Market at the heart of the town. There is a regular bus service to the surrounding Towns including Plymouth and Okehampton both with rail links to Exeter, London and beyond.

Approximate Gross Internal Area
1029 sq ft - 96 sq m



GROUND FLOOR



FIRST FLOOR

Key information

- | | |
|---|--|
|  Bedrooms: 3 |  Notable construction materials: None Known |
|  Bathrooms: 1 |  Building safety concerns: None Known |
|  Reception Rooms: 1 |  Mining area: Yes - speak to agent |
|  Parking: No Parking |  Planning permissions: None Known |
|  Listed Status: Not Listed |  EPC rating: D (65) |
|  Heating: Gas central heating |  Council tax band: C |
|  Utilities: Mains electric, water & drainage |  Tenure: Freehold |
|  Restrictions: None known |  Broadband: FTTP (*Per Ofcom) |
|  Easements, Wayleaves: None Known |  Mobile signal: Likely (*Per Ofcom) |
|  Public rights of way: None Known |  Accessibility: Not suitable for wheelchair users |
|  Flooding: No | |