



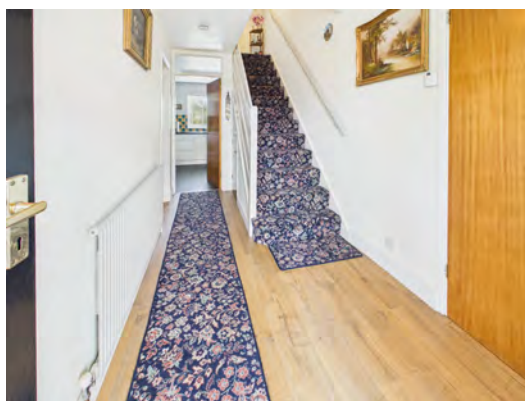
Bond
Oxborough
Phillips

Changing Lifestyles

3 St Davids Road
Tavistock
PL19 9BT



Asking Price - £339,950



Changing Lifestyles

01822 600700

3 St Davids Road, Tavistock, PL19 9BT



- Sought-after residential location
- Walking distance to Tavistock town centre and Dartmoor
- Three-bedroom link-detached home
- Two spacious reception rooms
- Downstairs cloakroom
- Attached garage with internal access
- Driveway and mature front and rear gardens with greenhouse and shed
- First-floor views towards Dartmoor and excellent scope to modernise
- EPC D 63



An exciting opportunity to acquire this link-detached family home, occupying a desirable position in one of Tavistock's most sought-after residential areas, within easy walking distance of the town centre and the beautiful landscapes of Dartmoor National Park.

The accommodation is well proportioned and comprises an entrance porch leading into a welcoming hallway. From here, doors provide access to a bright living room, a separate dining room with access onto a rear patio, a kitchen, and a convenient downstairs cloakroom. The kitchen also benefits from internal access to the laundry room and attached garage and external access to the rear garden.

On the first floor are three well-sized bedrooms with built-in wardrobes, and a family bathroom. From the first floor, the property enjoys delightful views towards Dartmoor, adding to its appeal.

Outside, the property is approached via a driveway providing off-road parking and leading to the garage. The front garden is mainly laid to lawn with mature planting, while the enclosed rear garden is well established with a variety of mature shrubs and plants, together with a greenhouse and shed, offering an excellent space for keen gardeners or those looking to create a peaceful outdoor retreat.

The property offers excellent potential for buyers looking to create a home to their own taste in an enviable location.

Offering generous accommodation, scope for improvement, and an exceptional location close to both the amenities of Tavistock and the open countryside of Dartmoor, this is a fantastic opportunity not to be missed.

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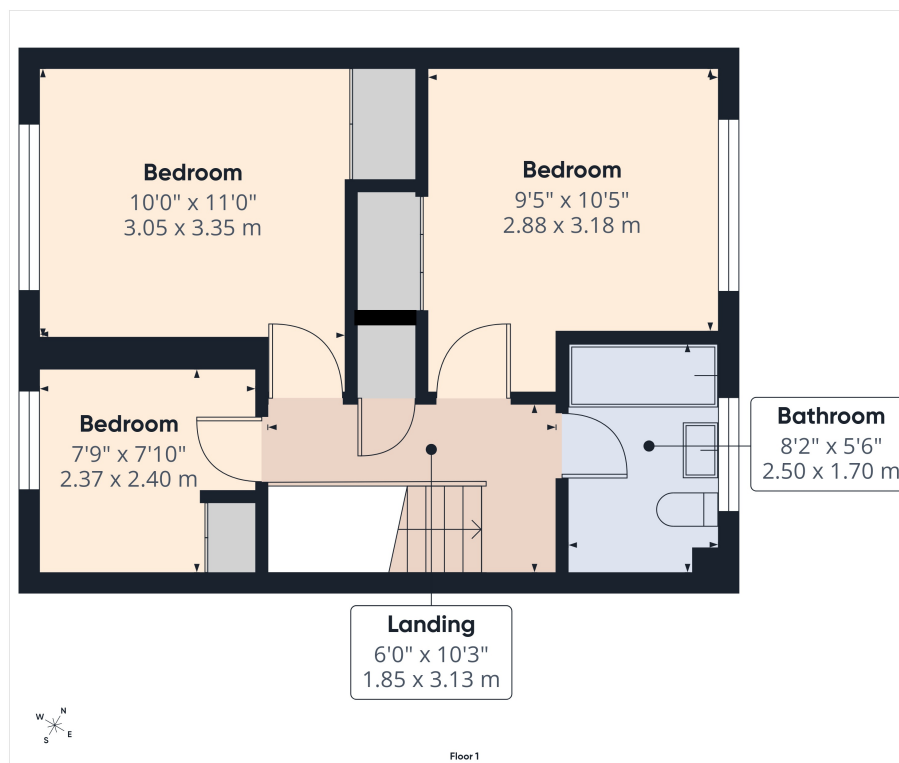
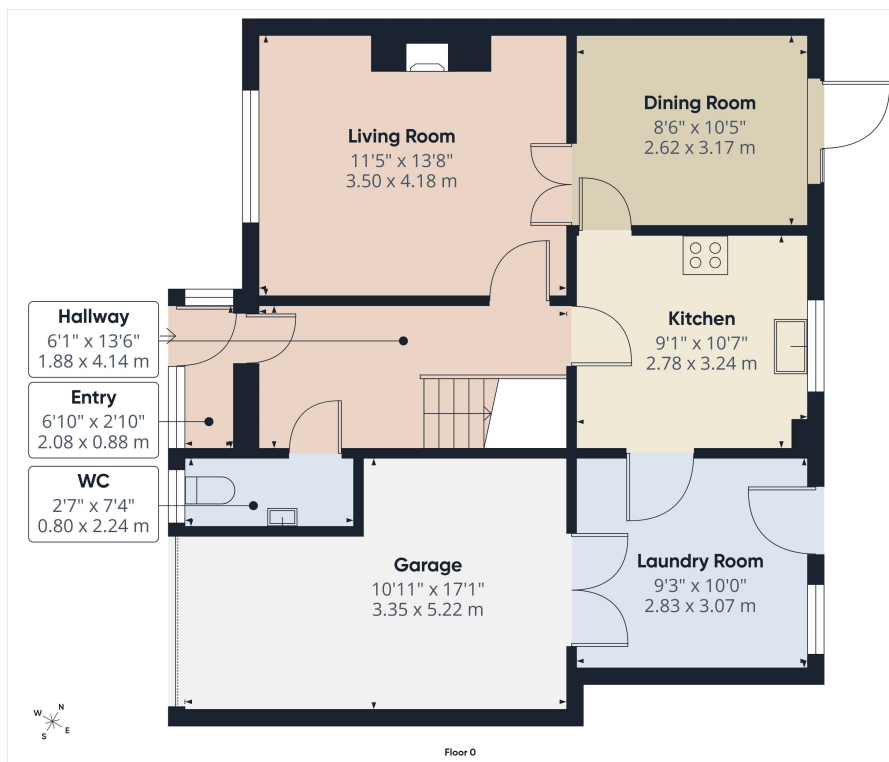
Tavistock is a thriving stannary market town in West Devon, nestled on the western edge of Dartmoor National Park. Tavistock is an ancient town, rich in history dating back to the 10th century and famed for being the birthplace of Sir Francis Drake. Largely the 19th-century town centre is focused around Bedford Square which is a short stroll from this property.

The town offers a superb range of shopping, boasting the famous Pannier Market and a wide range of local and national shops. Also there are public houses, cafes, restaurants, social clubs, riverside park, leisure centre, theatre, doctors surgery, dentists and Tavistock Hospital. There are excellent educational facilities including primary and secondary schools in the state and private sector. The town has superb recreation and sporting facilities including; Tennis club, bowls club, golf club, cricket clubs, football club and athletics track.

Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01822 600700
for more information or to
arrange an accompanied viewing
on this property.



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.