



Bond
Oxborough
Phillips

Changing Lifestyles

46 Drake Gardens,
Tavistock,
PL19 9AT



Offers Over - £239,950



Changing Lifestyles

01822 600700

46 Drake Gardens, Tavistock, PL19 9AT



- Three bedroom end of terrace house
- Generous plot with excellent potential
- Owned by the same family for over 40 years
- Spacious living room and kitchen/dining room
- Three well-proportioned bedrooms
- Attic room accessed via bedroom three
- Rear garden, parking for two vehicles and outbuilding
- Potential to extend (subject to necessary consents)
- No Onward Chain
- EPC - D



An exciting opportunity to acquire a three bedroom end of terrace house, occupying a generous plot and offering excellent scope for improvement and modernisation. Having been lovingly owned by the same family for over 40 years, this well-positioned home offers spacious and versatile accommodation, together with the opportunity for new owners to create a property perfectly suited to their own lifestyle and requirements.

The property is approached via a generous front garden, providing an attractive first impression and leading to the entrance door. Upon entering, the welcoming hallway provides access to the main living accommodation and stairs rising to the first floor. The comfortable living room offers a pleasant space to relax, while the spacious kitchen/dining room provides a practical and sociable area, ideal for family life and entertaining.

To the first floor, the property offers three well-proportioned bedrooms, a family shower room and a separate cloakroom. The third bedroom benefits from a useful cupboard providing access by way of stairs to an attic room, offering valuable additional storage or potential for further use, subject to any necessary consents.

Externally, the property benefits from a good-sized rear garden, off-road parking for two vehicles and a useful outbuilding, providing excellent storage or workshop space. The outdoor areas offer plenty of potential for landscaping and improvement, creating an attractive space to enjoy throughout the year.

There is also exciting potential to extend the property, subject to obtaining the necessary planning permissions and consents, allowing buyers the opportunity to further enhance and add value to this already appealing home.

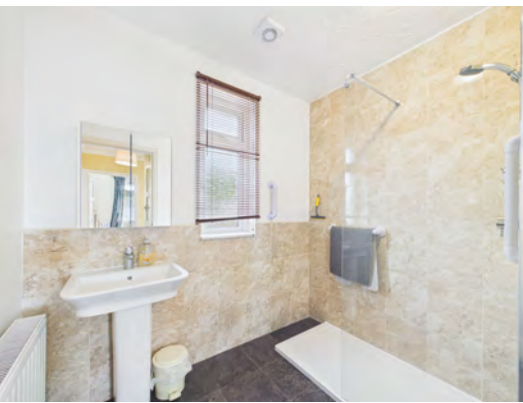
Located in a popular residential area, this property presents a fantastic opportunity for first-time buyers, families or those looking for a project with genuine potential. With its generous plot, spacious accommodation and excellent possibilities for improvement, this much-loved home is ready for its next chapter.

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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.

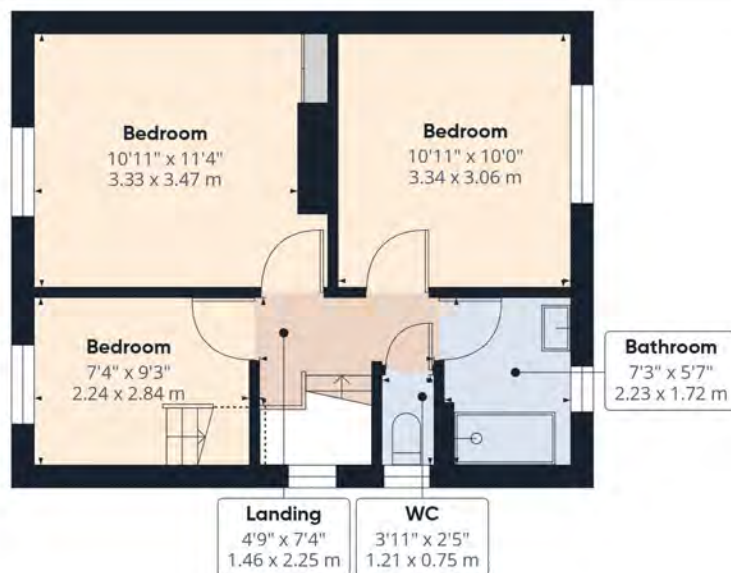
Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.



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.



Floor 0



Floor 1



Floor 2



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.