



Bond
Oxborough
Phillips

Changing Lifestyles

22 Crelake Park
Tavistock
PL19 9AY



Asking Price - £230,000



Changing Lifestyles

01822 600700

22 Crelake Park



- Spacious three-bedroom semi-detached family home
- Generous open-plan living and dining room
- Ground floor shower room
- Kitchen with attractive views over the rear garden
- Substantial rear garden with paved pathways
- Timber shed with electricity
- Off-road parking
- EPC - TBC



A fantastic opportunity to acquire a truly special family home, offered to the market for the first time in many years. This generously proportioned three-bedroom semi-detached property offers spacious accommodation throughout, a substantial rear garden, and stunning elevated views across Tavistock and the surrounding countryside.

Upon entering the property, you are welcomed by a practical entrance porch, ideal for coats and shoes, leading into a spacious and inviting hallway. Conveniently located on the ground floor is a shower room, positioned just off the hallway.

The heart of the home is the impressive open-plan living and dining room, a bright and airy space perfect for both relaxing and entertaining. The well-proportioned kitchen enjoys beautiful views over the rear garden and benefits from a second porch, providing convenient access to the garden.

Upstairs, the property offers three generously sized bedrooms, including a spacious principal bedroom with attractive views overlooking the garden and beyond. There is also excellent potential to create an upstairs family bathroom or en-suite, subject to the necessary consents.

Externally, the property continues to impress with its exceptionally large rear garden, featuring paved pathways, mature planting, and plenty of space for outdoor entertaining, gardening, or family enjoyment. A substantial wooden shed with electricity provides excellent additional storage or workshop potential.

To the front, the property benefits from a well-maintained garden and off-road parking.

Properties of this size, with such generous gardens and outstanding potential, rarely become available. Offering the perfect opportunity to create a forever family home across generations, early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

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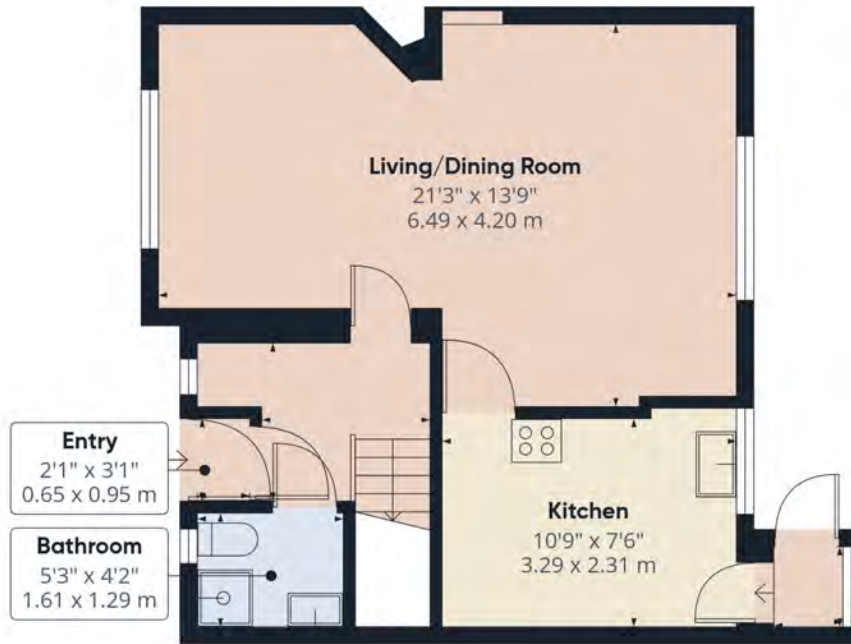
Tavistock is a thriving stannary market town in West Devon, nestled on the western edge of Dartmoor National Park. Tavistock is an ancient town, rich in history dating back to the 10th century and famed for being the birthplace of Sir Francis Drake. Largely the 19th-century town centre is focused around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

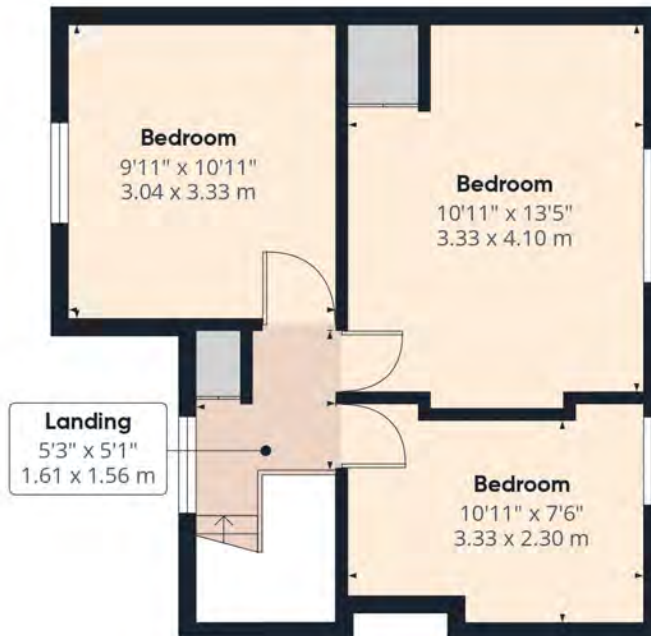
Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.



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

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.