



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

22 Daucus Close,  
Tavistock,  
PL19 8ND



**Guide Price - £280,000**



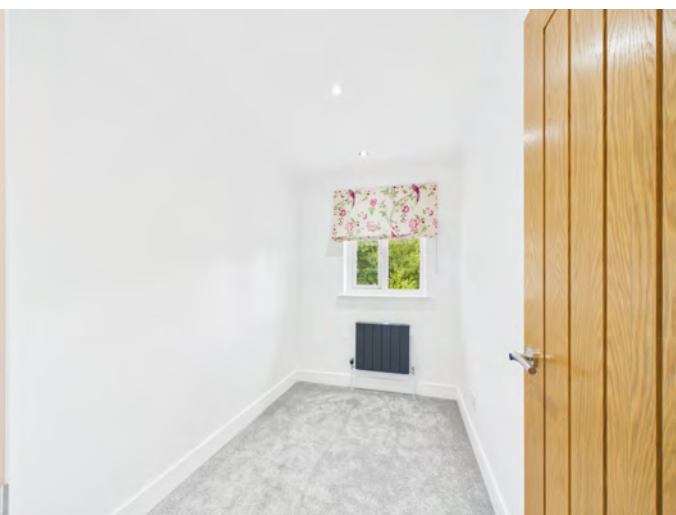
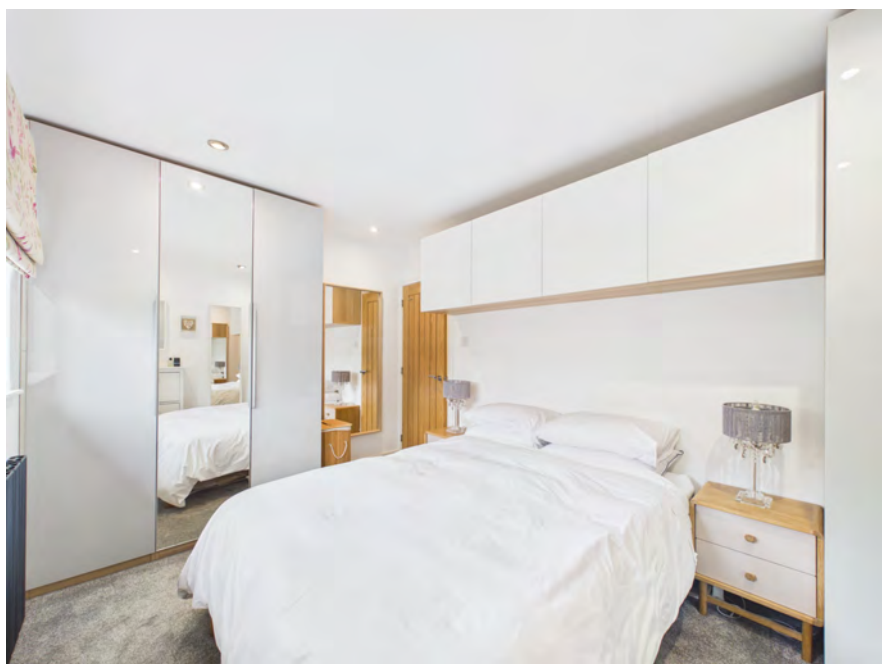
Changing Lifestyles

01822 600700

# 22 Daucus Close, Tavistock, PL19 8DN



- Fully refurbished and immaculately presented throughout
- West-facing sun-trap rear garden
- Excellent home office or studio potential
- Turn-key property – ready to move straight into
- Three-bedroom semi-detached home
- Chain free
- Off-road parking for up to four cars
- Detached garage with mains power and lighting
- High-end contemporary family bathroom
- Stylish modern fitted kitchen with integrated appliances
- Quiet cul-de-sac location
- EPC - TBC

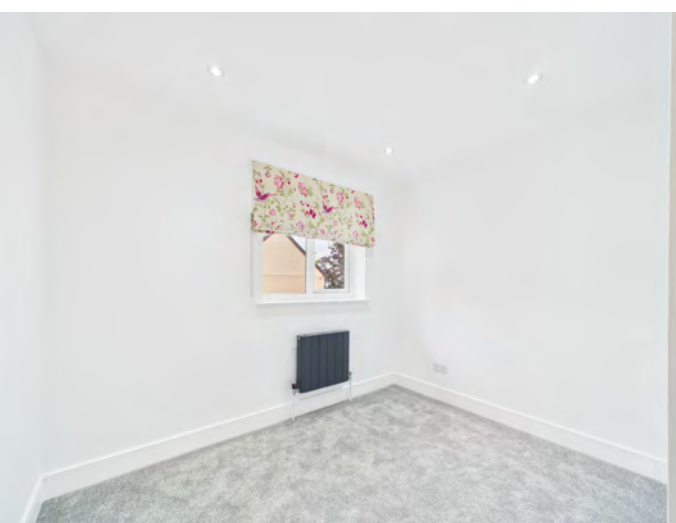


Welcome to this immaculately presented and newly renovated three-bedroom semi-detached home in the desirable Daucus Close, offering stylish, turn-key living finished to an extraordinarily high standard throughout. Stepping inside, the hallway provides a practical ground-floor toilet (WC) before leading into light-filled living areas, where clean white walls and quality solid oak internal doors set a contemporary tone, seamlessly accented by plush grey carpets, recessed spotlighting, and modern dark grey flat-panel radiators.

The ground floor features a spacious living room with French doors opening directly to the garden, alongside a sleek kitchen fitted with white handleless cabinetry, warm wooden worktops, a modern tiled back-splash, and an integrated oven and hob.

Upstairs, the property offers three bedrooms, including a principal room complete with built-in wardrobes and custom fitted overhead storage. The main family bathroom features a full-size bathtub, a separate walk-in corner shower with a rainfall shower-head, stylish navy blue built-in vanity storage, and modern stone-effect wall finishes.

Outside, the property boasts a private rear garden and impressive off-road parking for roughly four cars, leading to the garage with an additional upper storey. An included AI concept photo illustrates the potential to add an exterior staircase for direct upper-level access, presenting a wonderful opportunity for a home office, studio, or annex conversion subject to necessary permissions. Situated in a peaceful cul-de-sac close to local amenities, transport links, and reputable schools, this pristine home is truly a rare find and ready to move straight into.



# Changing Lifestyles

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  
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**01822 600700**  
for more information or to  
arrange an accompanied viewing  
on this property.



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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.