



Bond
Oxborough
Phillips

Changing Lifestyles

40 West Street
Tavistock
PL19 8JZ



Offers Over - £200,000



Changing Lifestyles

01822 600700

40 West Street



- Three-bedroom period property
- Beautiful panoramic views
- Walking distance to Tavistock town centre
- Open-plan living space
- Character features throughout
- Exposed beams to third bedroom
- Courtyard and garden areas
- Private garden area with shared access
- EPC - D



This charming three-bedroom period property offers a lovely mix of character and modern living, along with beautiful panoramic views. Situated within easy walking distance of Tavistock town centre, the property is ideally located for local shops, cafés, restaurants and amenities.

On entering the property, you are welcomed into a bright and spacious hallway. The ground floor offers an open-plan living space, making it a great area for both everyday living and entertaining.

Upstairs, the first floor has two bedrooms and a family bathroom. The landing also provides a useful area that could be used as a small study or reading space.

The second floor is home to the third bedroom, which has plenty of character with exposed beams and charming architectural features. This would make a lovely bedroom, guest room or home office.

Outside, there is a quaint courtyard accessed directly from the kitchen, providing a lovely spot for outdoor dining or enjoying a morning coffee. Steps lead up to a small terraced lawned garden, offering a peaceful place to relax and enjoy the lovely surrounding views.

A wonderful period home in a convenient location, offering flexible living space, attractive gardens and beautiful views.

Agent's Note -

The property is sold with its own garden in a shared area. Please note that access to the garden is shared, and the garden is accessed via shared steps with the neighbouring property.

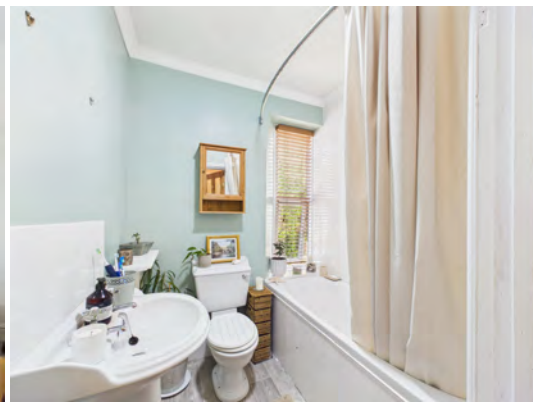


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Tavistock is a thriving stannary market town in West Devon, nestled on the western edge of Dartmoor National Park. Tavistock is an ancient town, rich in history dating back to the 10th century and famed for being the birthplace of Sir Francis Drake.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



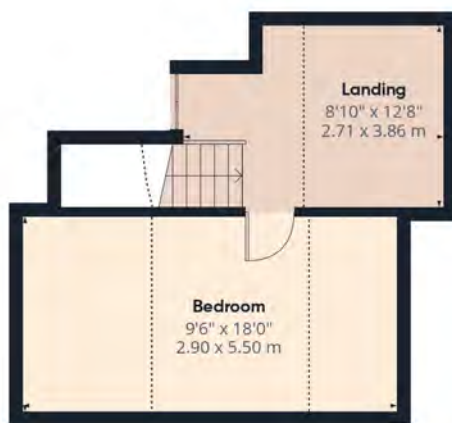
Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01822 600700
for more information or to
arrange an accompanied viewing
on this property.



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.