



Bond
Oxborough
Phillips

Changing Lifestyles

16 Ordulph Road,
Tavistock,
PL19 8NE



Asking Price - £275,000



Changing Lifestyles

01822 600700

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- Detached two-bedroom home
- Quiet cul-de-sac location
- Two double bedrooms
- En suite to principal bedroom
- Three reception areas
- Conservatory overlooking the garden
- Fitted kitchen & utility room
- Separate study
- Driveway parking for 2+ vehicles
- Mature rear garden
- No onward chain
- EPC - B



Set within a peaceful cul-de-sac on the edge of Tavistock, this attractive detached home offers comfortable and versatile accommodation together with a delightful mature rear garden.

The property offers well-proportioned living space, with a welcoming entrance hall leading to a spacious living room, which flows through to the dining room and on to a bright conservatory overlooking the garden. The fitted kitchen is complemented by a useful utility room, store and separate study, providing plenty of practical additional space.

Upstairs, there are two generous double bedrooms, both benefiting from built-in wardrobes. The principal bedroom enjoys a pleasant outlook over the mature rear garden and features an en suite shower room, with the second bedroom served by the family bathroom.

Outside, the property has driveway parking for at least two vehicles, while the mature rear garden provides a lovely private space to relax and entertain. Mainly laid to lawn, the garden features established borders, a specimen tree, seating areas, a gazebo and garden shed.

The property benefits from solar panels, which are understood to be subject to an existing lease, with approximately 12 years remaining. We are under the impression the company own the panels and the property benefits from 50% of the energy.

The panels provide an environmentally friendly source of energy and have the potential to help reduce reliance on mains electricity, making the property more energy-conscious and potentially more cost-effective to run. This is a particularly attractive feature for buyers looking for a more sustainable and energy-efficient home.



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



Floor 0



Floor 1



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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.

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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.

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