Bond Oxborough Phillips

Changing Lifestyles

5 Callington Road

Tavistock

PL19 8EG



Offers Over - £300,000







5 Callington Road, Tavistock

- Charming home arranged over three floors
- Four bedrooms, including a second-floor master suite
- Master bedroom with en-suite shower room and ample storage
- Living room with bay window and wood-burning stove
- Separate dining area
- Modern kitchen/breakfast room
- Downstairs cloakroom and useful utility/ storage room
- Larger-than-average rear garden with patio, summer house and lovely views
- EPC - TBC







This charming and deceptively spacious home on Callington Road has been carefully and sympathetically updated by the current owners over the years, successfully combining original character features with modern comforts. Arranged over three floors, the property offers flexible accommodation, including three bedrooms and a family bathroom on the first floor, with an impressive master suite occupying the second floor.

The front entrance porch opens into a welcoming hallway, where attractive original floor tiles immediately set the tone. From here, the living room provides a lovely space to relax, featuring a bay window that allows plenty of natural light to flood in, alongside a wood-burning stove. The room flows through to the dining area, creating a sociable space ideal for both everyday living and entertaining.

To the rear, the modern kitchen/breakfast room provides a practical and contemporary heart to the home, with space for informal dining. Beyond the kitchen, there is a useful downstairs cloakroom and an additional storage/ utility room, with a door providing convenient access to the outside.

The first floor offers three well-proportioned bedrooms, served by a family bathroom. Continuing to the second floor, the master suite provides a wonderful additional space, with a window overlooking the rear garden, plenty of storage and an en-suite shower room. This private retreat adds another dimension to the accommodation and makes excellent use of the property's three-storey layout.

Outside, the rear garden is a particularly appealing feature. A patio area immediately behind the house provides space for outdoor dining and relaxing, while steps lead up to a larger-than-average garden, predominantly laid to lawn. At the top of the garden, a summer house offers a versatile space to enjoy, complemented by lovely views beyond.

Combining period charm, thoughtful modernisation and generous outdoor space, this attractive home offers versatile accommodation arranged over three floors, with plenty to appeal to a range of buyers.

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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

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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.