



Bond
Oxborough
Phillips

Changing Lifestyles

55 Westbridge Cottage

Tavistock

PL19 8DQ



Guide Price £210,000



Changing Lifestyles

01822 600700

55 Westbridge Cottage, Tavistock



- Charming Grade II listed Duke of Bedford cottage full of original character features
- Prime location just a short walk to Tavistock town centre and Meadowlands Park
- Cosy sitting room with exposed beams, stone walls, and open fireplace
- Spacious kitchen/dining area with fitted units and room to dine
- Two generous double bedrooms filled with natural light and warmth
- Front garden with lawn and patio—perfect for relaxing in the sun
- Private rear courtyard with stone outbuilding offering conversion potential (STPP)
- Conveniently close to supermarkets, transport links, and local amenities



Nestled just a short stroll from Tavistock's bustling town centre and the tranquil surroundings of Meadowlands Park, this delightful Grade II listed Duke of Bedford cottage offers the perfect blend of charm, convenience, and character. Positioned close to supermarkets, public transport links, and local amenities, it presents an ideal opportunity for those seeking a unique and historic home in one of Devon's most desirable locations.

Stepping inside, you're greeted by a wealth of original features that reflect the cottage's heritage — including exposed beams, stone walls, and an inviting fireplace with open fire in the cosy sitting room. A door leads through to the well-proportioned kitchen/dining area, which provides ample fitted units and space for dining. The ground floor bathroom is also located just off the kitchen.

Upstairs, the property offers two generously sized double bedrooms, both light-filled and retaining a warm, welcoming atmosphere.

The main garden lies to the front, mainly laid to lawn with a patio seating area, ideal for enjoying sunny afternoons. To the rear, a private courtyard features a stone outbuilding currently used for storage. Subject to the necessary planning permissions (STPP), this space could be transformed into a home office, studio, or hobby room, offering great flexibility for modern living.

Please note: there is a right of way across both the front and rear of the row of cottages.

This charming cottage is a rare find in Tavistock and would suit anyone looking for a character home with convenient access to town, scenic walks, and local amenities.



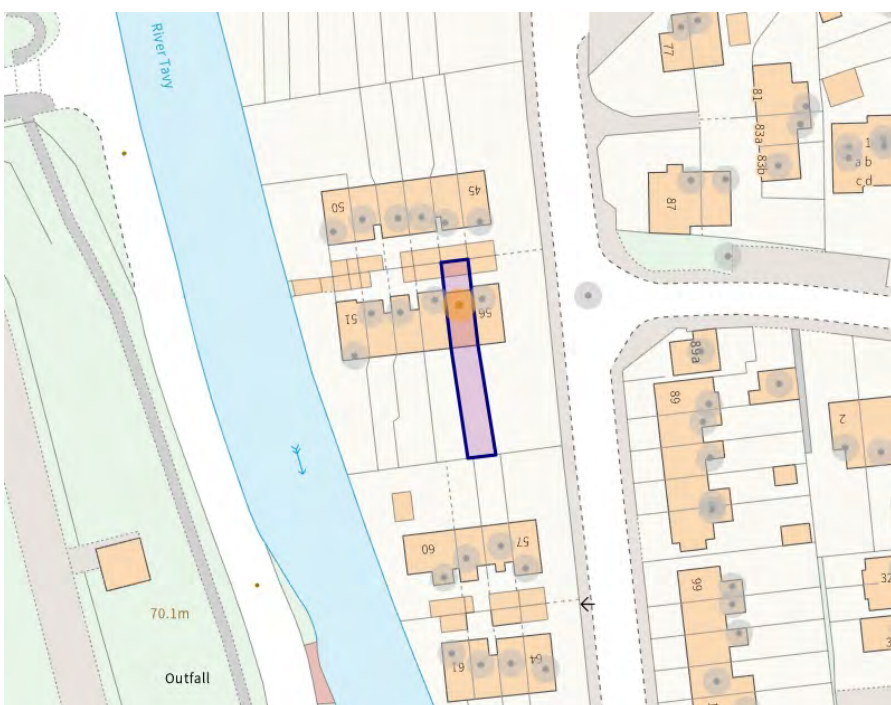
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This well-positioned property enjoys a highly convenient location within easy, level walking distance of a variety of everyday amenities. Local schools, a convenience store, petrol station, several supermarkets, nearby bus stops, and the popular Meadowlands Leisure Centre are all close by. The much-loved local park, The Meadows, provides a scenic riverside walk along the Tavy, leading directly to Tavistock's vibrant town centre.

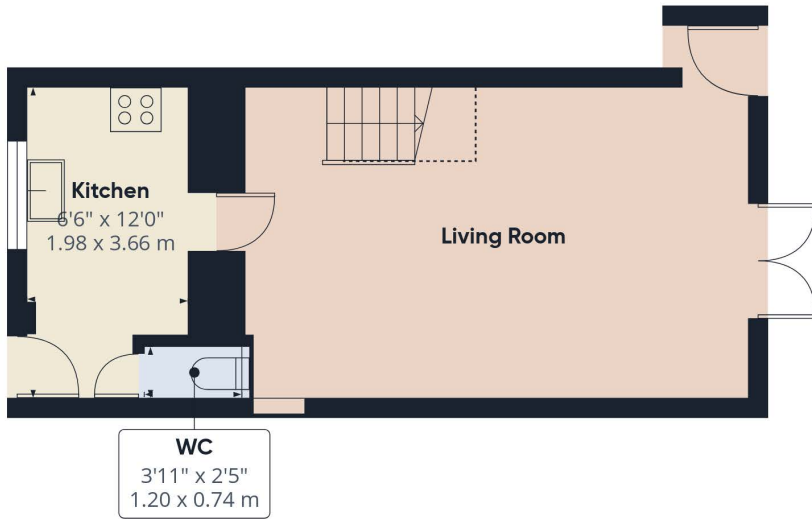
Tavistock is a historic and thriving market town in West Devon, beautifully situated on the western fringe of Dartmoor National Park. With origins dating back to the 10th century, Tavistock is rich in heritage and notably the birthplace of Sir Francis Drake. The town's heart is centred around the elegant Bedford Square, surrounded by handsome 19th-century architecture.

A wide array of amenities are available in the town, including the renowned Pannier Market, an excellent selection of independent and national retailers, cafes, pubs, restaurants, and social clubs. Community facilities are plentiful, including a riverside park, theatre, leisure centre, doctors' surgeries, dental practices, and Tavistock Hospital.

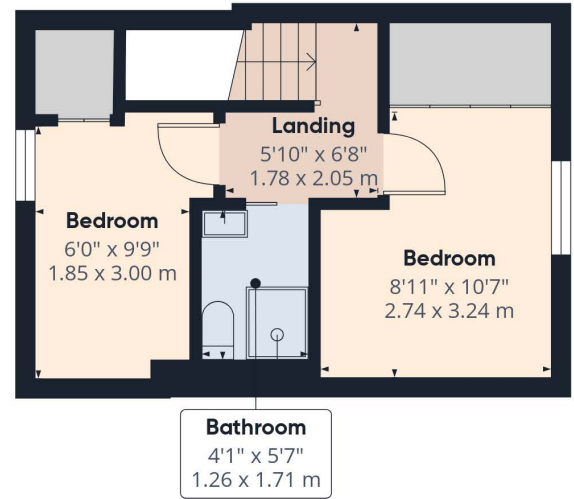
Tavistock offers excellent educational options, with both state and private schools providing primary and secondary education. The town is well-known for its strong community spirit and exceptional recreational and sporting facilities, including tennis courts, a bowls club, golf course, cricket and football clubs, and a well-equipped athletics track.



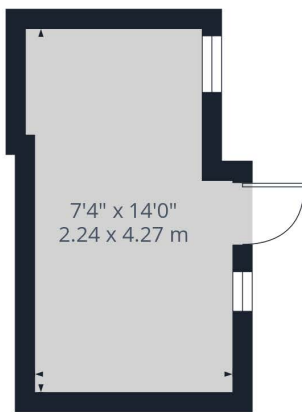
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 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.