



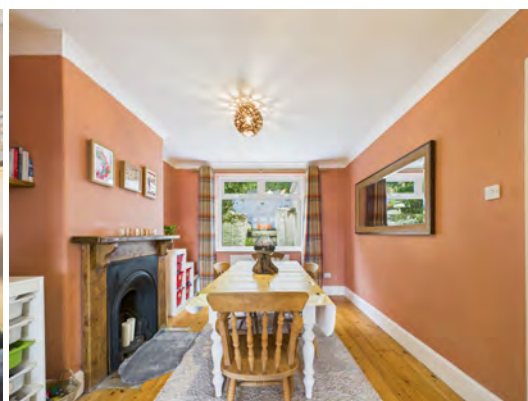
Bond  
Oxborough  
Phillips

*Changing Lifestyles*

81 Old Exeter Road  
Tavistock  
PL19 0JE



**Offers in Excess of - £295,000**



Changing Lifestyles

01822 600700



# 81 Old Exeter Road, Tavistock, PL19 0JE



- Elevated position with panoramic views over Tavistock town
- Well-maintained 1930s semi-detached home full of character
- Three bedrooms, including two doubles and a single
- Open-plan living and dining rooms with feature fireplaces
- Extended kitchen with solid oak worktops and integrated appliances
- South-facing front decked terrace and low-maintenance rear garden
- Off-road parking and detached garage
- Gas central heating via combi boiler and all mains services



We are delighted to present this beautifully maintained 1930s semi-detached home, ideally positioned in an elevated and highly convenient location just a short walk from Tavistock town centre. Offering a blend of period charm and modern comfort, this three-bedroom property features off-road parking, a detached garage, a low-maintenance garden, and far-reaching views over Tavistock.

Upon entering through the attractive open porch and recently installed composite front door with glazed surround, you're welcomed into a generous hallway with original wooden flooring that continues into the living and dining areas. A useful understairs cupboard provides practical storage.

The bay-fronted living room enjoys a sunny south-easterly aspect and lovely valley views. A striking brick fireplace with oak mantle and multi-fuel burner adds warmth and character. The adjoining dining room, accessible via a wide opening, overlooks the rear garden and features a Victorian-style open fireplace with timber surround—perfect for entertaining or family meals.

At the rear, the extended kitchen blends style and functionality with solid oak worktops, a slate floor, gas range cooker, and integrated appliances including a dishwasher and washing machine. A rear door provides easy access to the garden.

Upstairs, the home offers three bedrooms and a well-appointed family bathroom. The spacious main bedroom enjoys natural light from a front bay window with delightful views and boasts a charming cast iron fireplace. The second double bedroom overlooks the rear garden and includes built-in storage, while the third bedroom is a front-facing single, ideal as a child's room or home office. The bathroom is fully tiled and features a freestanding bath and separate shower cubicle for added convenience. A colourful, original circular stained-glass window on the landing adds a unique period detail.

Outside, the property is approached via steps running alongside the garage and driveway. The south-facing front garden leads to a raised decked terrace above the garage—an ideal space to enjoy the open outlook over Tavistock. The rear garden is elevated and finished with easy-care Astro turf, making it a practical and usable outdoor space all year round.



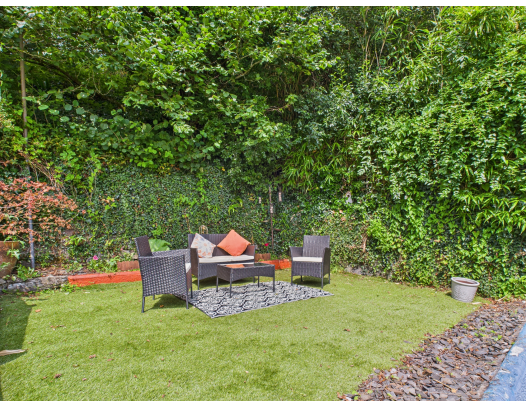


# Changing Lifestyles

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.

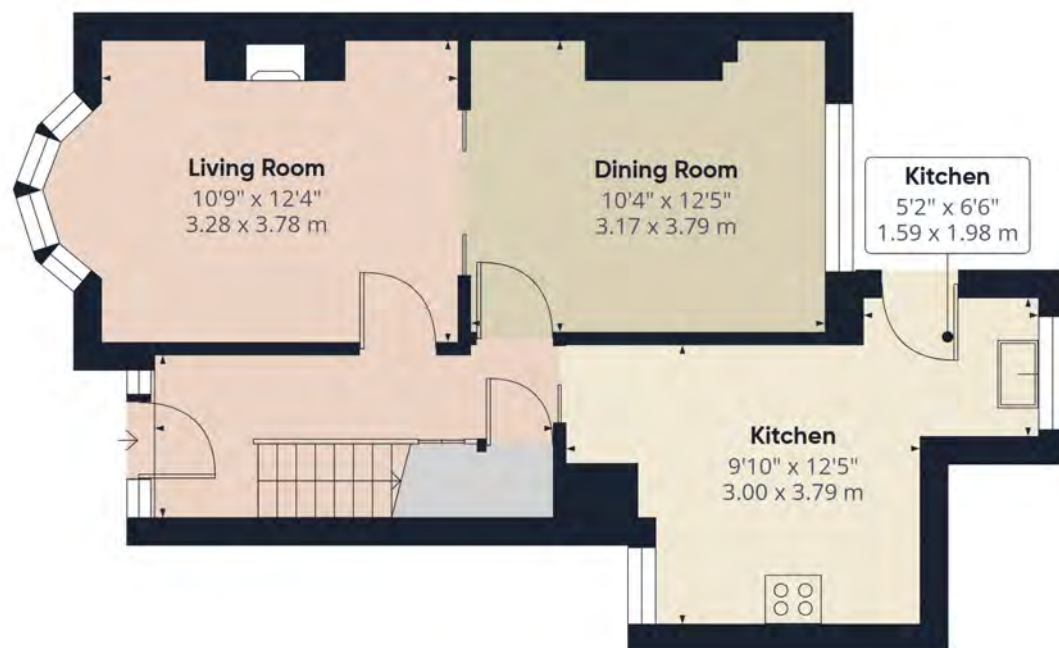
Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.



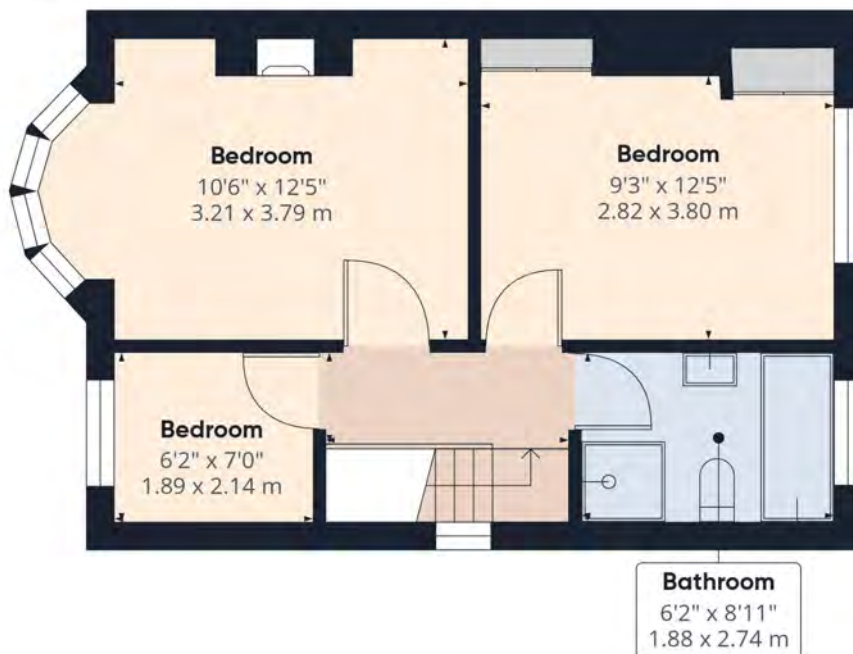
Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01822 600700**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





Floor 0



Floor 1

## 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.