



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

13 Courtlands Road,  
Tavistock,  
PL19 0EF



**Offers In Excess of £315,000**



Changing Lifestyles

01822 600700

# 13 Courtlands Road, Tavistock, PL19 0EF



- Four bedrooms, including three generous doubles
- Two modern bathrooms for family convenience
- Open-plan living, kitchen & dining area
- Charming arched ceiling adds character
- Separate utility room for added practicality
- Enclosed private garden, perfect for relaxing and families
- Driveway and garage providing off-street parking
- Highly sought-after location within Tavistock



Welcome to this beautifully presented four-bedroom, two-bathroom semi-detached home, ideally situated on the highly sought-after Courtlands Road.

From the moment you arrive, you'll be impressed by the property's inviting curb appeal, complete with a private driveway, a secure garage, and a charming front garden—all offering a perfect blend of convenience, functionality, and privacy.

Step inside to discover a thoughtfully designed layout that offers generous proportions and a warm, welcoming atmosphere throughout. The home features three spacious double bedrooms and one well-sized single bedroom, making it an excellent choice for growing families, those working from home, or anyone in need of flexible living space.

Upstairs, you'll find two bright and airy double bedrooms, both benefiting from high ceilings and large windows that flood the rooms with natural light. These are complemented by a stylish and spacious family bathroom, ideal for busy mornings or relaxing evenings.

The heart of the home is the expansive living room, which flows effortlessly into the open-plan kitchen and dining area. This space is perfect for both everyday living and entertaining, offering lovely views over the private rear garden. The dining area is particularly characterful, with its charming arched ceiling creating a unique and elegant setting for meals and gatherings.

Towards the rear of the property, two additional bedrooms are smartly positioned to offer a sense of privacy—ideal for guests, teenagers, or multi-generational living. This area also includes a modern shower room and a separate utility room, adding to the overall functionality and practicality of the home.

Step outside into the enclosed private garden, a true highlight of the property. Beautifully maintained and fully enclosed, it provides a peaceful retreat for outdoor dining, children's play, or quiet relaxation in the sunshine.

Whether you're looking for your next family home or a property with space to grow into, this exceptional house on Courtlands Road offers comfort, character, and convenience in equal measure.

Don't miss out on this fantastic opportunity—contact us today to arrange your viewing and experience all that this wonderful home has to offer.



# 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.



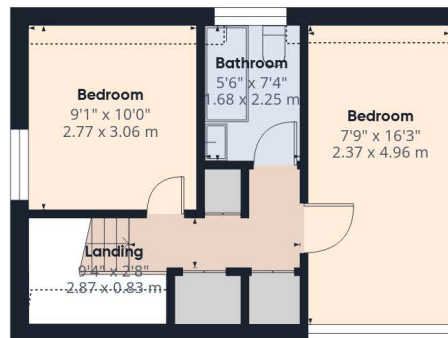
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



## 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.