



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

47 Cowslip Avenue,  
Tavistock,  
PL19 8FR



**Guide Price £108,000**



Changing Lifestyles

01822 600700



# 47 Cowslip Avenue, Tavistock, PL19 8FR



- 45% shared ownership with LiveWest retaining 55%
- Located in the desirable Broadleigh Park development
- Walking distance to Tavistock town centre
- Spacious living room and modern kitchen/diner
- French doors leading to enclosed rear garden
- Two double bedrooms and stylish family bathroom
- Useful downstairs cloakroom and garden shed
- Off-road parking for two vehicles
- Council tax band B



This is a fantastic opportunity to purchase a beautifully presented 45% share of an attractive end-of-terrace home, with the remaining 55% owned by LiveWest Housing Association. Situated in the highly sought-after Broadleigh Park development, this modern home enjoys a prime location on the edge of the popular market town of Tavistock.

Conveniently located within walking distance of the town centre, the property also benefits from lovely countryside walks accessible directly from the doorstep via nearby public footpaths, offering the best of both town and rural living.

The accommodation is well laid out and comprises an entrance hall leading into a bright and spacious living room, which in turn flows through to a modern kitchen/dining room. From here, A door opens out onto the rear garden, making it an ideal space for entertaining or relaxing. There is also a useful downstairs cloakroom. Upstairs, there are two generously sized double bedrooms along with a stylish family bathroom. The home is tastefully decorated throughout and is ready for immediate occupation.

Outside, the property enjoys off-road parking for two vehicles at the front. The rear garden is fully enclosed and offers a private and low-maintenance outdoor space with a patio, lawned area, and a useful garden shed. The garden can be accessed either via a side pathway or directly from the kitchen through the French doors.

This property presents an ideal opportunity for first-time buyers or those looking for an affordable way to get onto the property ladder in a desirable and well-connected location. There is the opportunity to purchase a larger share from LiveWest in the future. The current rent payable on the remaining 55% share is £342.42 per month.

An eligible person means a person who is in need of Affordable Housing and who has a strong location connection with the administrative area of West Devon and who satisfies one or more of the following criteria

1. The person is currently resident in the area; or
2. Having his or her place of permanent work in West Devon (normally regarded as 16 hours or more a week and not including seasonal employment) therein for a continuous period of at least six months before advertising; or
3. The person has close family who have lived in the West Devon district for five years prior to advertising (i.e. mother, father, daughter, son, sister, brother); or
4. The person has had any periods of ordinary residence in the area of West Devon.



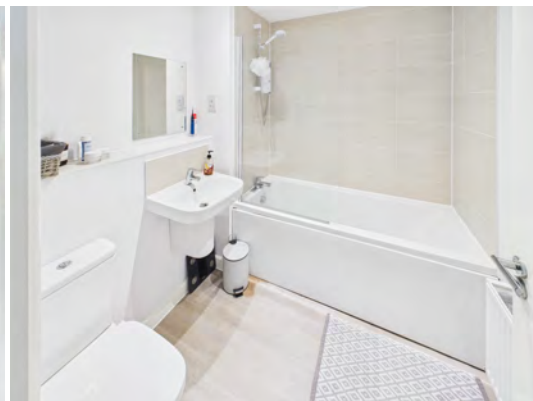
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# Changing Lifestyles

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.

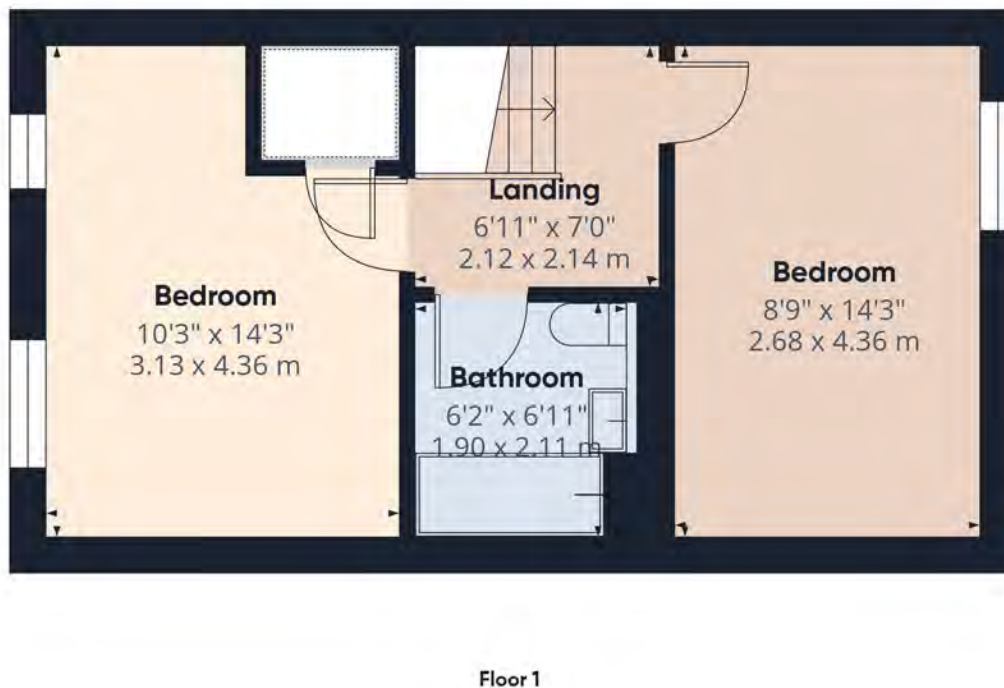


Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01822 600700**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:







## 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.