



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

12 Mount Tavy Road,  
Tavistock,  
PL19 9JB



**Asking Price - £495,000**



Changing Lifestyles

01822 600700

# 12 Mount Tavy Road, Tavistock, PL19 9JB

A four bedroom semi-detached Duke of Bedford cottage situated in the heart of Tavistock with off road parking and a garden office.



- Semi-detached cottage
- Located in the town of Tavistock
- Short level Walk to the town centre
- Four bedrooms
- Three reception rooms
- Off-Road Parking
- Conservatory
- Exterior office/Summer house
- Decking area
- Overlooking the river Tavy
- Council Tax Band - C
- EPC - D



Nestled in the idyllic town of Tavistock, this exceptional 4-bedroom Bedford cottage offers a truly enchanting riverside retreat. Set against the backdrop of the meandering River Tavy, this residence boasts an enchanting rest garden where the soothing sounds of the flowing water create an oasis of tranquillity.

Previously a successful bed and breakfast, this cottage exudes character and charm. With four generously proportioned bedrooms, it provides ample space for a growing family or the opportunity for dual occupancy, making it an ideal choice for those seeking versatile living arrangements.

Stepping outdoors, you'll discover a rustic wooden garden office, perfectly suited for remote work or creative endeavours. However, the pièce de résistance is the expansive decking that extends gracefully over the water. Whether you're sipping your morning coffee or hosting gatherings with loved ones, this space offers breathtaking views of the river's gentle flow, creating an ambiance of serenity and natural beauty, additionally 12 Mount Tavy Road has the benefit of fishing rights for any keen anglers.



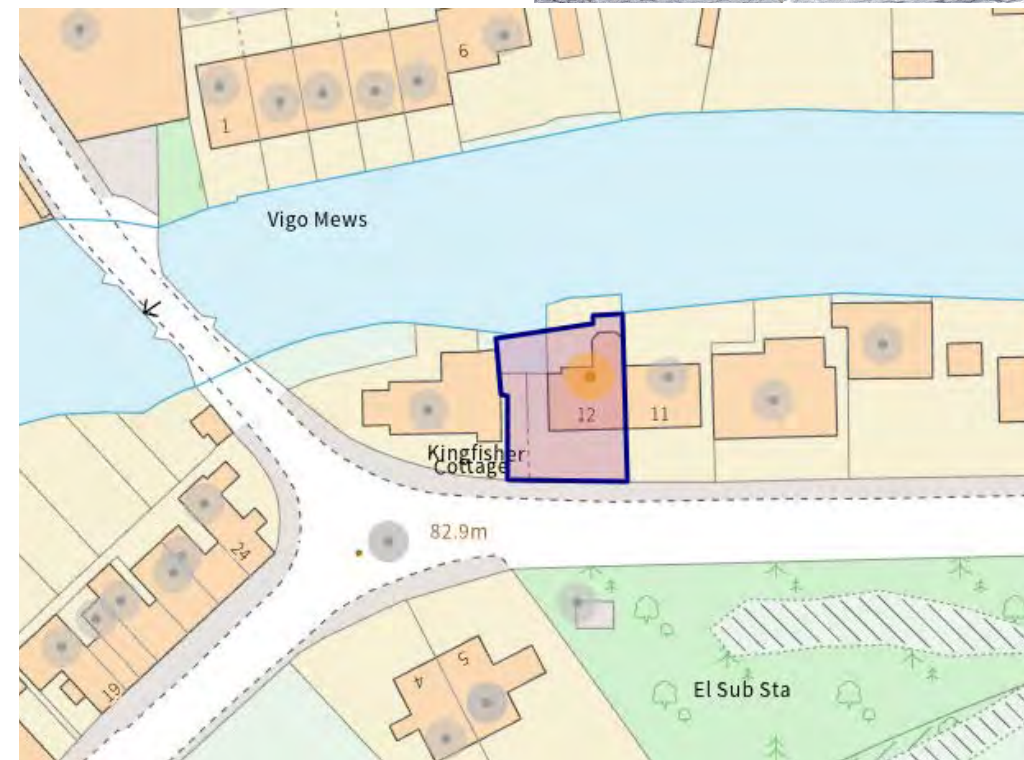
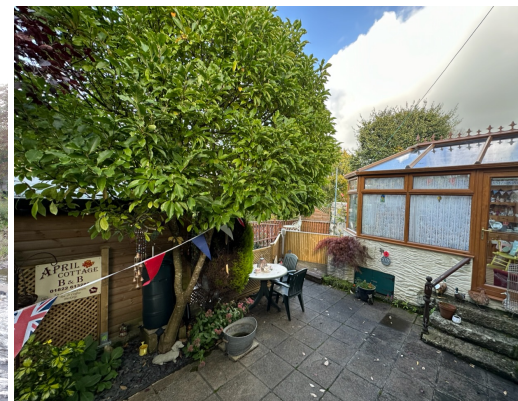
With its rich history as a B&B and the potential for dual occupancy, this Bedford cottage in Tavistock presents not only a comfortable home but also a canvas for your dreams and aspirations. Don't miss the opportunity to make this riverside property your own, where the past blends seamlessly with future possibilities, promising a life of harmony and inspiration.

# 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.

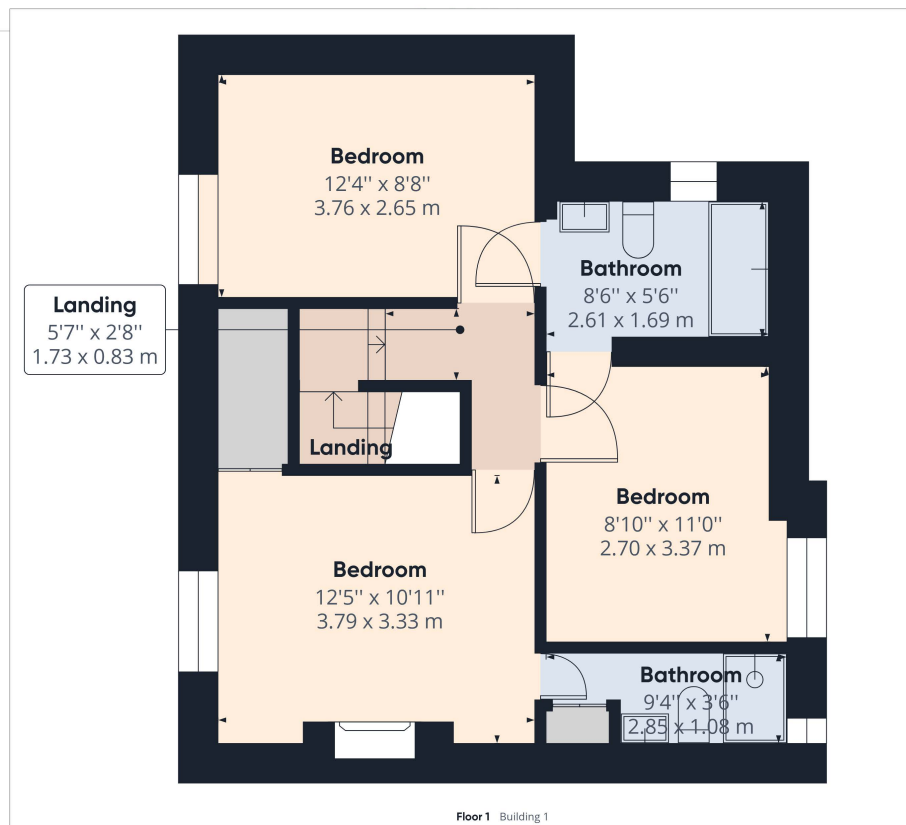
The town has superb recreation and sporting facilities including; Tennis club, bowls club, golf club, cricket clubs, football club and athletics track. Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport 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.

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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.

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.