



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

34 Montgomery Drive,  
Tavistock,  
PL19 8JU



**Asking Price - £199,950**





# 34 Montgomery Drive, Tavistock, PL19 8JU

A detached coach house offering two bedrooms, a garage and parking....



- Detached Coach House
- Sought After Location
- Garage & Off Road Parking
- Two Bedrooms
- Family Bathroom
- Kitchen & Living/ Dining Room
- Well Presented Throughout
- EPC Rating C - 77



Tucked away in an extremely private location, this charming detached coach house offers both seclusion and convenience, located on the popular Manor Estate and within walking distance of the vibrant town of Tavistock and its array of local amenities.

The property is beautifully presented and features a spacious living/dining room, perfect for relaxing or entertaining. The adjoining kitchen is well-equipped with plenty of storage and space for appliances. There are two well-sized bedrooms, both offering comfortable accommodation, along with a modern family bathroom.



On the ground floor, the property benefits from a single garage with an up-and-over door and access to a useful walk-in storeroom. This freehold property also carries an annual development charge of approximately £259 for landscaping, ensuring the estate is always well-maintained.

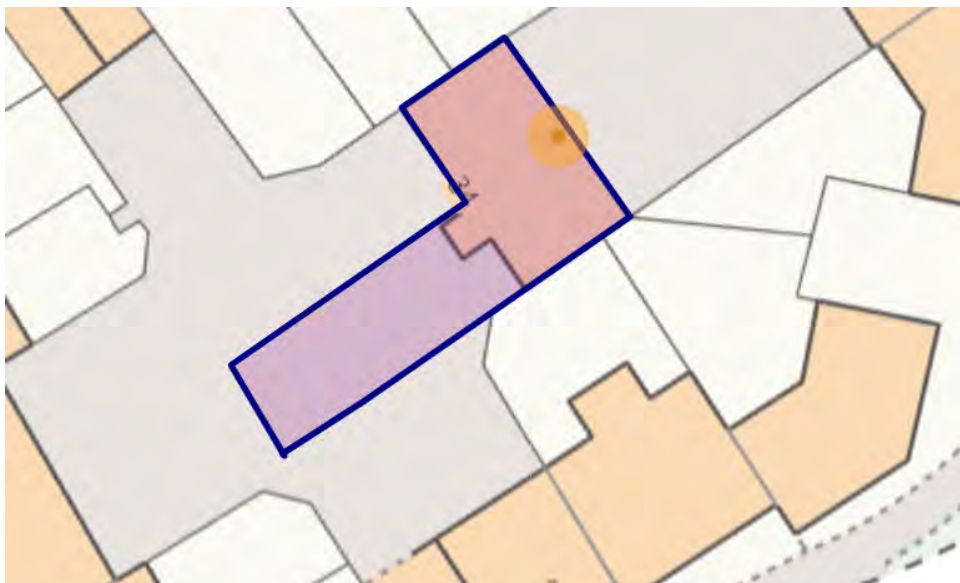
Please note: The property is currently tenanted, with the same family in residence for the past four years. They currently pay £775 per calendar month and would be happy to remain if purchased as an investment..

# 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.

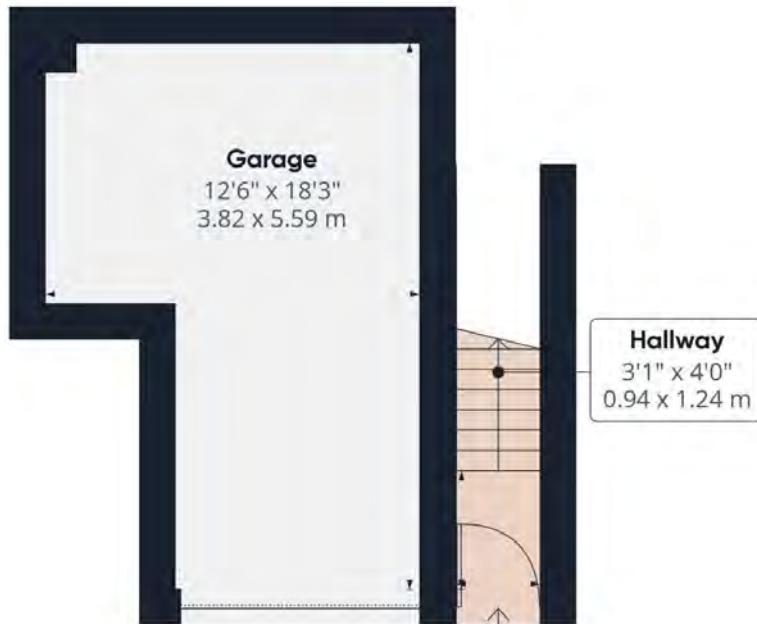


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.

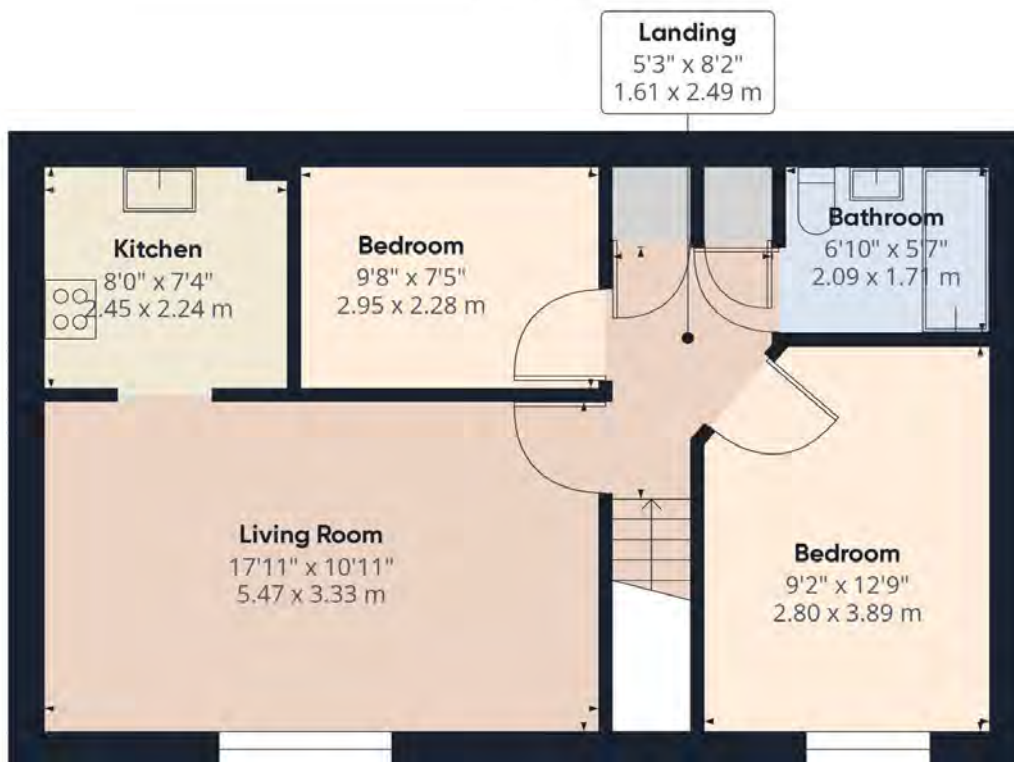
Scan here for our Virtual Tour:







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.

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.