



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

11 Gawton Way,  
Tavistock,  
Devon,  
PL19 0FJ



**Asking Price - £367,500**



Changing Lifestyles

01822 600700

# 11 Gawton Way, Tavistock, Devon, PL19 0FJ



- Semi Detached Home
- Offering Spacious & Versatile Accommodation
- Sought After Location
- Three Double Bedrooms
- Study
- Off-Road Parking
- Garage / Workshop
- Landscaped Garden
- No Onward Chain
- Well Presented Throughout
- EPC - B



Unexpectedly back on the market, remains the exceptional chance to own a contemporary three bedroom semi-detached home within the highly coveted Embden Grange development. This property, available with NO ONWARD CHAIN, features an open-plan kitchen and an exquisitely landscaped rear garden. A viewing is indispensable to truly appreciate all it has to offer.

Upon entering, you're greeted by a luminous entrance hallway that flows into a spacious kitchen-diner, fitted with state-of-the-art appliances. Natural light pours in through French doors, leading to the meticulously designed garden. This serene outdoor space wraps around the back of the large garage, offering unmatched privacy and sunlight for most of the day.

The ground floor also includes a large study at the front, ideal for remote work, and a downstairs cloakroom for added convenience. Ascending to the first floor, to your right you will see the large bright living room space that can also be transformed into an additional double bed room. To your left another double bedroom fitted with built in wardrobes to optimise space and a modern en-suite included.

On the second floor, two more generously sized double bedrooms await, both enhanced by Velux windows that bathe the rooms in natural light, with a family bathroom fitted perfectly in between. The entire property is fitted with double-glazed windows and has been finished to a high standard. To fully grasp the potential of this remarkable home, we strongly recommend arranging a viewing. Don't let this opportunity slip away!



# 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 and Lettings on **01822 600700** for more information or to arrange an accompanied viewing of this property

Scan here for our [virtual Tour](#)



