



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Sharpitor Lane  
Tavistock  
PL19 8GG



**Asking Price - £235,000**



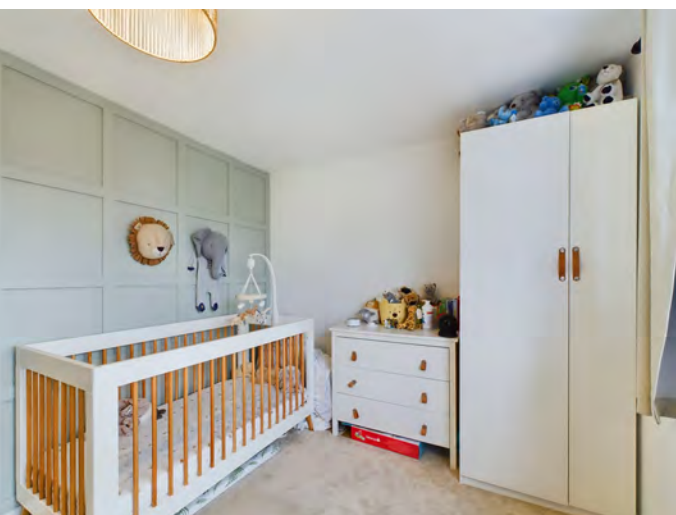
Changing Lifestyles

01822 600700

# 1 Sharpitor Lane, Tavistock, PL19 8GG



- Popular Location
- Enclosed Garden
- Two Double Bedrooms
- Designated Parking
- Downstairs WC
- Open Plan Kitchen Diner
- 8 Years Remaining NHBC
- EPC - B



An excellent opportunity to acquire a charming end-of-terrace home in a highly sought-after location within the popular market town of Tavistock.

Tucked away in a peaceful cul-de-sac, 1 Sharpitor benefits from two designated parking spaces. Upon entering, you are welcomed by a bright entrance hall, which includes a well-presented downstairs WC for added convenience.

To the left, the property opens into a spacious, open-plan kitchen, dining, and living area—ideal for entertaining and social gatherings. Upstairs, you'll find two generously sized double bedrooms, separated by a modern family bathroom.

The enclosed rear garden features a patio area and convenient side access, providing a perfect outdoor retreat.

This beautifully presented two-bedroom home is ideal for first-time buyers or anyone seeking a stylish and well-maintained property. Don't miss out—schedule a viewing today to fully appreciate all it has to offer!

£250 Ground rent and Maintenance charge combined





# 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.



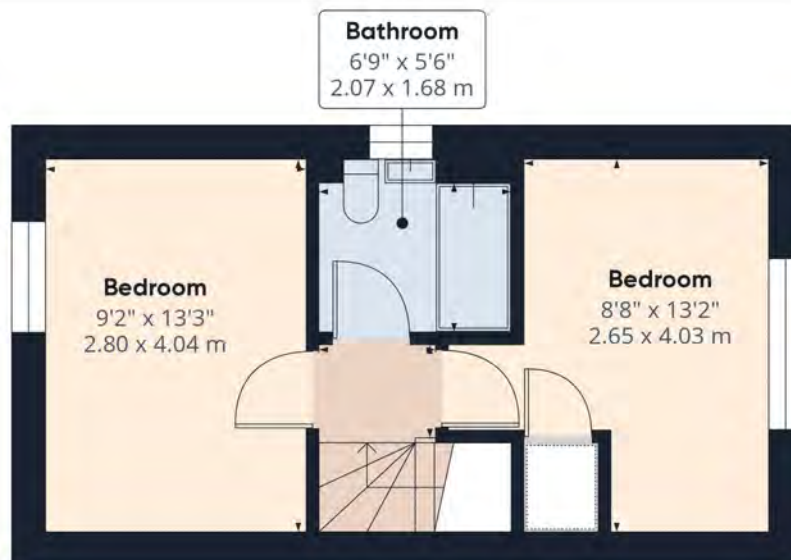
Please do not hesitate to contact the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01822 600700**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





Floor 0



Floor 1

## 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.