



Town • Country • Coast



Laburnum

Tavistock

Price Guide £239,950



## Laburnum

Tavistock

Situated in a tucked away position, just a stone's throw from Tavistock town centre, we are delighted to offer this charming two double bedroom semi detached home to the market. AVAILABLE WITH NO ONWARD CHAIN!

Quietly nestled away in a sought after part of Tavistock, the property greatly benefits from its fantastic sunny position - enjoying sunshine from early morning to evening, making the house a bright space and a sunny garden, perfect for alfresco dining and entertaining. This home boasts off road private parking for two vehicles as well as stunning views across town to the surrounding countryside from both the front and rear aspects of the property. The property offers an excellent corner plot with generous gardens to the side and a further patio area to the rear

The property retains many of its stunning character features including a focal feature fireplace in the living room and main bedroom. Whilst keeping its character this property also hold an EPC rating of C making it an energy efficient home as well.

The original property has been extended to offer well proportioned living space with a Entrance Porch/Sunroom, Living room, Kitchen and Study downstairs with Two double bedrooms and Family bathroom on the First Floor.





#### Entrance Porch

16'6 x 4'3 (5.03m x 1.30m)

#### Living Room

13'11 x 12'4 (4.24m x 3.76m)

#### Kitchen

12'6 x 6'5 (3.81m x 1.96m)

#### Office

6'7 x 4'4 (2.01m x 1.32m)

#### Bedroom One

13'11 x 8'11 (4.24m x 2.72m)

#### Bedroom Two

10'1 x 7'11 (3.07m x 2.41m)

#### Bathroom

8'10 x 6'6 (2.69m x 1.98m)

#### EPC

70/C

#### Tenure

Freehold

#### Services

Mains water, gas, electricity and drainage.

#### Council Tax Band

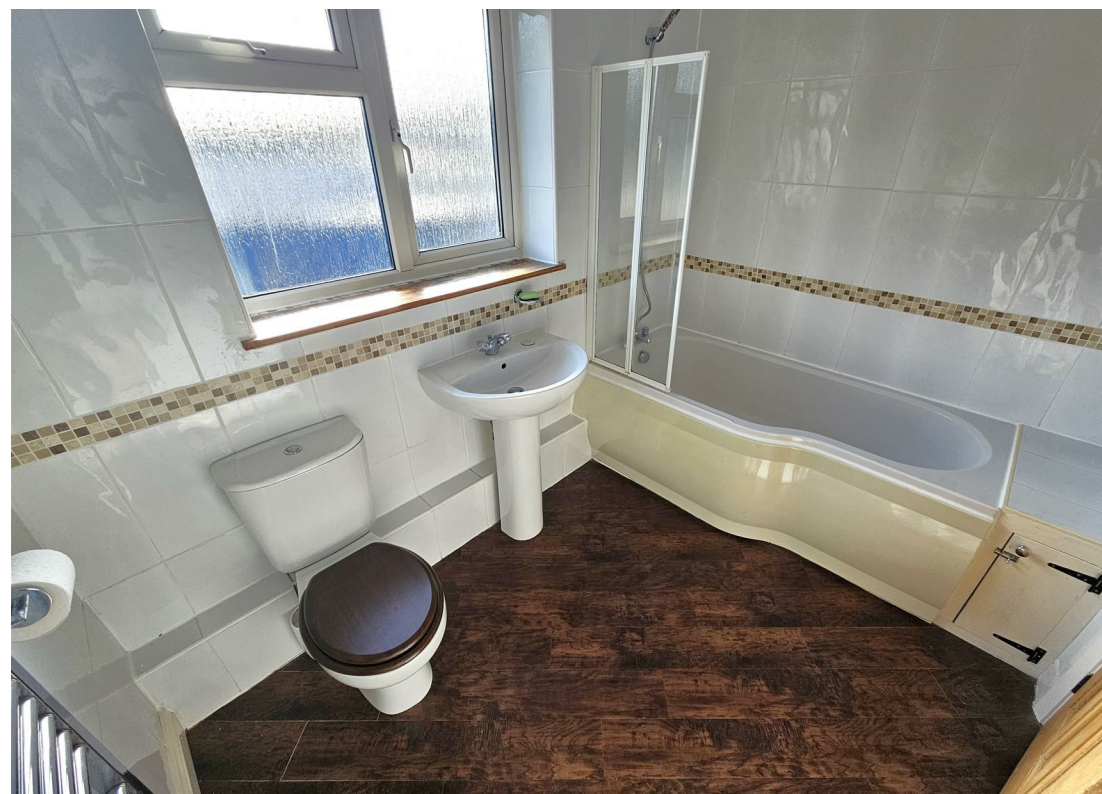
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#### Situation

Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

#### Directions

Following through Tavistock Town Centre along Brook Street and towards Parkwood Road, Shortly after Lawsons to your left hand side, there is a road on your left hand side signed Laburnum, follow the road up and the property sits to the left hand side approximately 50m from the turning.



## Floor Plan



## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

## Area Map



## Energy Efficiency Graph

