

College Avenue, Tavistock, Devon

Asking Price: £260,000

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New Zealand







We are excited to market this terraced three-bedroom property, located on a popular residential street in Tavistock town centre. This period home benefits from private rear garden and is a flat walking distance to town.

The front of the property is set back from the street, creating privacy with a small, cobbled garden enclosed with iron railings. The living space is located at the front of the property and affords a bay window, which brings in lots of natural light, and a feature fireplace adding to the overall charm of the property. This room has been opened up to include the dining space making this a very versatile family room. To the rear of the property is the large dual aspect kitchen breakfast room with amble space for family living and access to the rear garden.

Upstairs the property affords three bedrooms and a family bathroom. The larger of the three bedrooms has bespoke built in cupboards, that are fitting with the age of the property, and a pretty feature fireplace. The family bathroom affords a shower over bath and requires a degree of modernisation. The property also benefits from a converted loft space which accessed via a loft ladder, the room offers Velux windows, lighting and electric. This could be converted into a fourth bedroom subject to the necessary consents.

Outside, the property enjoys a garden to the rear which is laid to lawn with a patio area creating a space to sit and enjoy the sunshine. There is also a useful block built shed at the bottom of the garden.

The property is supplied by all main services and is heated by a gas combination boiler. The property has a mixture of uPVC sash and double-glazed windows and wooden single glazed windows. This family home is the perfect opportunity for someone looking to make a place their own and needs to be seen to be appreciated.



Total floor area 87.6 m² (943 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Freehold**

Viewing by appointment

T: 01822 616121
E: tavistock@fulfords.co.uk
31 Brook Street, Tavistock, PL19 0HE

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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