



Rose Cottage



Town Centre 300 yards (on foot) •
Whitchurch Down 1.5 miles • Plymouth
15.5 miles • Exeter 40.5 miles •
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A well-positioned detached bungalow
accessed via a gate from Madge
Lane, enjoying some of the finest
views across Tavistock & Dartmoor.

- Detached Period Bungalow
- Characterful Features Throughout
- 2 Double Bedrooms
- Views Across Tavistock & Dartmoor
- Large Tiered Garden
- Summer House
- Stones Throw from Town Centre
- Vendor's Found Onward Purchase
- Tenure: Freehold
- Council Tax Band: C

Guide Price £300,000

SITUATION

This charming cottage occupies a convenient position a stones throw from one of Tavistock's most sought-after roads. Being centrally located, the house enjoys extremely convenient access to the town centre and all of its many facilities and amenities. Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmer's markets are held. Plymouth, some 15 miles to the south, offers extensive amenities with the added attraction of its coastal access and the Mayflower Marina.

DESCRIPTION

A well-positioned detached bungalow accessed via a gate from Madge Lane, enjoying some of the finest views across Tavistock & Dartmoor. The property offers well-balanced two-bedroom accommodation with a sitting/dining room opening onto the garden, a characterful galley kitchen and a conservatory entrance porch. The tiered rear garden is a particular feature, providing multiple patio areas, a powered summer house and mature planting, all arranged to make the most of the elevated outlook. Our client has already secured an onward purchase.

ACCOMMODATION

The accommodation is well-balanced and practical in layout. Immediately to the left upon entering the hallway is Bedroom Two, a comfortable double room. Opposite sits Bedroom One, slightly larger and particularly impressive due to its substantial window framing stunning views across Tavistock. This room benefits from operational shutters,

adding both character and practicality. At the end of the hallway is a generous bathroom, fitted with a walk-in shower and useful cupboard storage, and housing the gas combination boiler. From the hallway, turning right, you enter the sitting/dining room a light-filled space enjoying French doors to the garden and interaction with the elevated outlook. The kitchen sits just around the corner, offering a charming galley-style layout with ample storage.

OUTSIDE

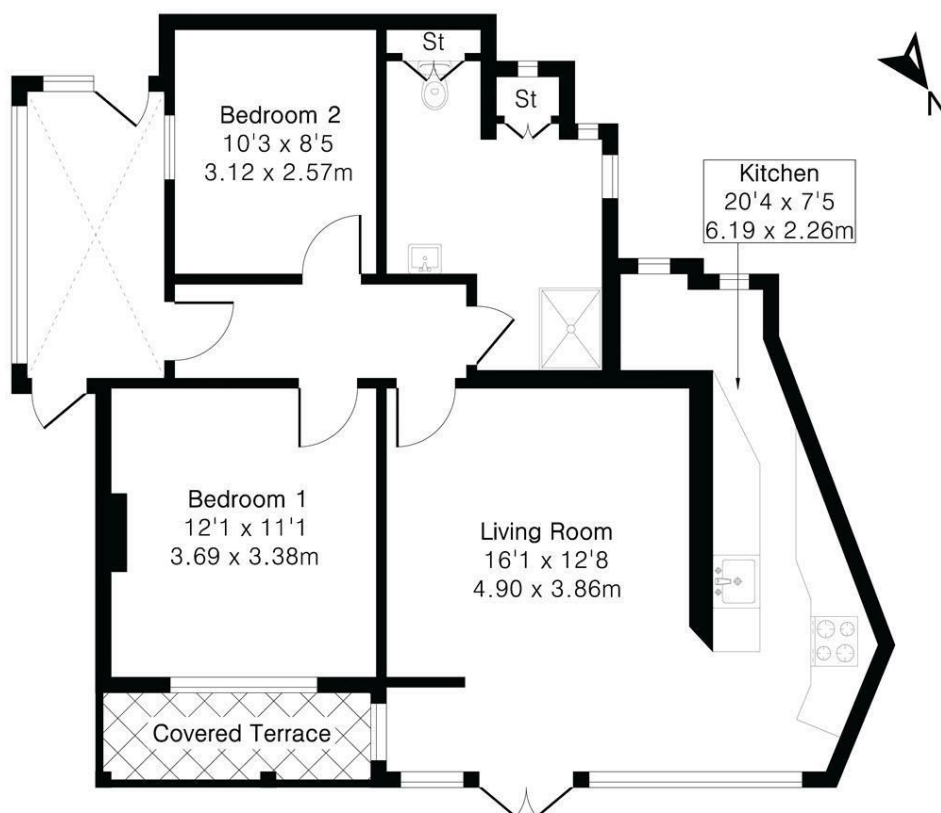
The rear garden is a standout feature of the property and is arranged over several tiers, offering versatility, interest and exceptional views across Tavistock. Historically, the garden once accommodated some dwellings, and our client holds photographs from years past illustrating its former layout a fascinating piece of its history. The upper tier, directly off the town-facing side of the bungalow, is a patio area complete with an American-style porch providing shade. This position enjoys some of the finest views across Tavistock and is an ideal space for outdoor dining or simply relaxing. The next tier offers a further patio area, a true sun trap and perfect for BBQs and summer gatherings. Below this is a fantastic summer house with power connected, making it ideal for working from home, hobbies or additional entertaining space. The remainder of the garden is made up of mature shrubs and planting, creating a sense of privacy and greenery. At the very bottom of the garden there is disused access onto Madge Lane.

SERVICES

Mains water, electricity, gas and drainage are connected, with gas-fired central heating. Ultrafast broadband is available and mobile/data services are available with all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.



Approximate Gross Internal Area 802 sq ft - 75 sq m



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458

tavistock@stags.co.uk

stags.co.uk



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