STAGS



Old Berkeley

Old Berkeley, Highbank Close, Tavistock, PL19 8EQ







Tavistock town centre 1.0 miles • Whitchurch Down 2.1 miles • Plymouth 15.1 miles • what3words///treat.wishes.hood • For detailed directions contact the office

A spacious detached family home occupying an elevated position with far-reaching views across Tavistock.

- 3 Double Bedrooms
- Extensive Views Over the Town
- Breakfast Room
- Conservatory
- Large Utility
- Mature Gardens
- Driveway Parking
- Outbuildings
- Freehold
- Council Tax Band: E

Guide Price £450,000

SITUATION

Old Berkeley is situated in an elevated position within the sought-after market town of Tavistock, enjoying attractive far-reaching views across the town and surrounding countryside. The property is conveniently located for the town centre and its excellent range of amenities, whilst offering generous family accommodation together with attractive gardens, driveway parking and useful outside storage. Tavistock, a thriving market town in West Devon with a rich history dating back to the 10th century, offers a blend of tradition and modern amenities. The town boasts a superb range of shopping, recreational, and educational facilities. The 19th-century town centre, anchored by the Pannier Market and Bedford Square, creates a charming focal point, hosting regular farmer's markets. Tavistock's historical significance is complemented by a contemporary lifestyle, making it an attractive place to live. Plymouth, just 15 miles to the south, and Exeter, 40 miles to the northeast, further enhance the property's connectivity.

DESCRIPTION

A spacious detached family home offering well-proportioned accommodation throughout, with three generous double bedrooms and a flexible ground floor layout. The property enjoys attractive views across Tavistock and benefits from a wood-burning stove, conservatory, substantial utility room, attractive gardens and a large loft offering excellent potential for conversion, subject to any necessary planning consents. Whilst some areas would benefit from modernisation, the property presents an excellent opportunity to create a superb family home in a desirable location.

ACCOMMODATION

The property is approached via a gravel pathway bordered by well-stocked flower beds and mature shrubs, leading to the front entrance. The welcoming entrance hall features a stained-glass window, staircase rising to the first floor and a useful understairs storage cupboard. The kitchen is positioned to the front and opens into a breakfast room, whilst a separate dining room enjoys a large bay window overlooking the rear garden. The sitting room is another generous reception room featuring a wood-burning stove and matching bay window, with access through to the conservatory overlooking the garden. Beyond the conservatory is a particularly spacious utility room, formerly the garage, providing excellent storage together with fitted units, sink, plumbing for appliances and housing the combi boiler. A shower room completes the ground floor accommodation. On the first floor are three well-proportioned double bedrooms, all enjoying good natural light, together with a family bathroom fitted with an electric shower and a separate WC. A further storeroom provides useful additional storage. A substantial loft space is accessed via a drop-down ladder and offers excellent scope for conversion, subject to any necessary planning consents.

OUTSIDE

To the front of the property is a gravel pathway leading through established flower beds and mature planting to the entrance. A driveway provides off-road parking, together with a useful former coal store. The gardens wrap around the property and include a raised decking area, lawn, ornamental pond, gravel seating area and an abundance of mature shrubs, bushes and plants.

SERVICES

Mains electricity, gas, water and drainage. Gas-fired combi boiler providing central heating and hot water. Standard broadband is understood to be available (subject to purchaser verification).







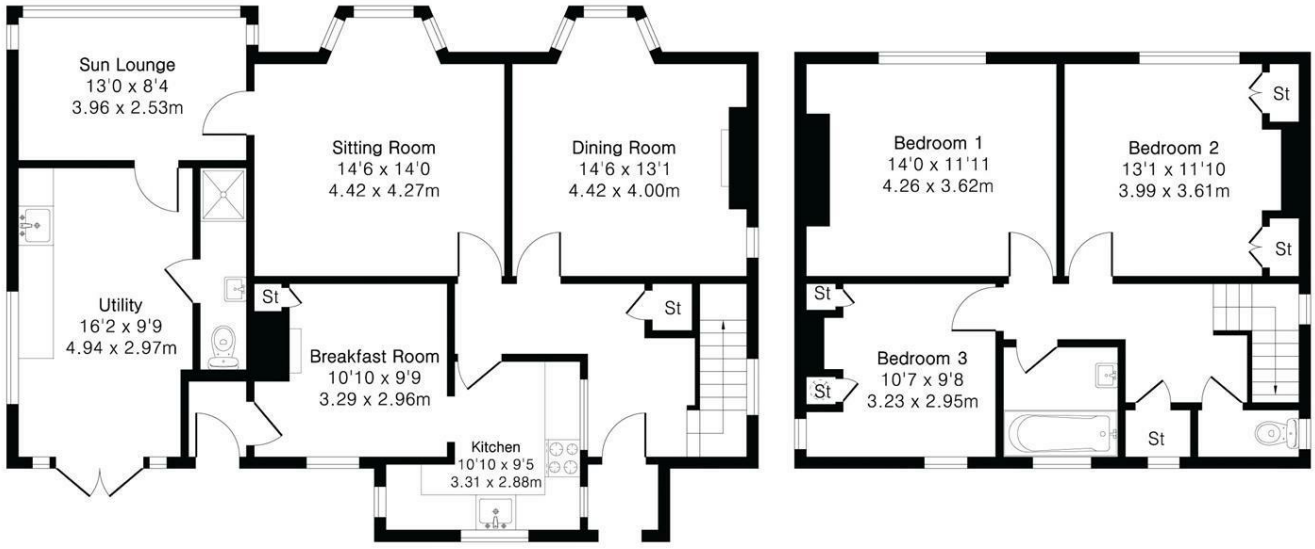




Approximate Gross Internal Area 1609 sq ft - 149 sq m

Ground Floor Area 1001 sq ft – 93 sq m

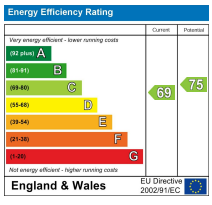
First Floor Area 608 sq ft – 56 sq m



Ground Floor

First Floor

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.



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