



mansbridgebalment

TAVISTOCK

£300,000



39 BANNAWELL STREET

Tavistock PL19 0DN

*Substantial double fronted Victorian townhouse
conveniently situated within walking distance of the town centre*

Spacious Accommodation with Period Features

Four Bedrooms & Two Bathrooms

Kitchen/Breakfast Room with Rayburn

Three Reception Rooms

28ft Loft Room

Gardens, Rear Courtyard & Outbuildings

£300,000



**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**

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SITUATION AND DESCRIPTION

A substantial and attractive four bedroom/two bathroom stone double fronted Victorian townhouse with three reception rooms and south west facing rear courtyard and garden, conveniently situated within walking distance of Tavistock town centre and all its amenities.

Tavistock is a thriving market town adjoining the western edge of the Dartmoor National Park and was in 2004 voted the winner of a nationwide survey undertaken by the Council for the Protection of Rural England involving 120 other market towns. Among the assets taken into consideration were history, architecture, community spirit, planning sensitivity, recreational facilities and individuality of shops and businesses. Additional facilities include a hospital, a bustling Pannier Market and a full range of schools both State and Private. Indeed Tavistock can claim to have everything adding up to a quality of life which would be hard to rival. Plymouth is only 15 miles away with fast Inter City rail links to London, Bristol and the North. There are also ferry services to Roscoff, Brittany and Santander, Northern Spain.

This spacious family home has a wealth of original and period features, including fabulous flagstone floors, open fireplaces, picture rails and sash windows and its versatile well proportioned accommodation briefly comprises: 28ft entrance hall, kitchen/breakfast room with gas fired Rayburn, dining room, sitting room with open fire, living room, good sized landing, four generous bedrooms and two bathrooms. There is a front garden, rear courtyard with outbuildings and landscaped rear garden. The property also benefits from a large loft room offering potential to convert to create further accommodation, if required, and gas fired central heating.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. The accommodation, together with approximate room sizes, is as follows:

Multi-paned wooden front door with outside lighting leads into:

ENTRANCE HALL

28' 8" x 5' 7" (8.74m x 1.7m) maximum

Running the full length of the house with fabulous flagstone slate floor; period balustrade staircase rises to first floor with understairs storage area; coat hooks; multi-paned wooden door to rear providing access to courtyard and garden areas; doors to all ground floor rooms; double radiator.

KITCHEN/BREAKFAST ROOM

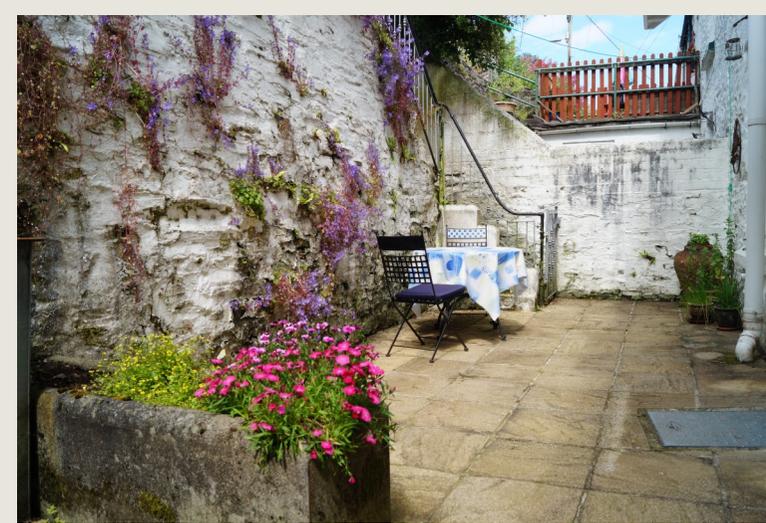
13' 5" x 12' (4.09m x 3.66m)

Fitted with a range of matching wooden fronted wall and base cabinets with concealed lighting and contrasting roll top worksurfaces with tiled splashbacks; inset two and a half bowl stainless steel sink unit with mixer tap; feature fireplace with granite lintel housing a gas fired Rayburn with two ovens and hotplates which also serves the central heating and hot water systems; space and plumbing for automatic washing machine; space for upright fridge/freezer; spotlighting; sash window to rear overlooking courtyard.

DINING ROOM

13' 7" x 12' (4.14m x 3.66m)

Feature fireplace with wooden mantel and surround currently housing a gas fire; bookshelving to one recess; picture rail; multi-paned window to rear with window seat overlooking courtyard; two wall light points; double radiator.





SITTING ROOM

13' 7" x 12' 11" (4.14m x 3.94m)

Feature 1930s tiled open fireplace with original built-in cupboards and bookshelving to one recess; television point; sash window to front overlooking garden with countryside glimpses; double radiator.

LIVING ROOM

13' 6" x 13' 1" (4.11m x 3.99m)

Feature stone fireplace with granite lintel with original built-in cupboards to one recess and bookshelving to other recess; sash window to front overlooking garden with countryside glimpses; double radiator.

FIRST FLOOR:

LANDING

17' 9" x 7' (5.41m x 2.13m) maximum

Good sized landing with access to loft room with pull down ladder; multi-paned window to rear overlooking garden.

BEDROOM ONE

14' 3" x 11' 3" (4.34m x 3.43m)

Feature cast iron Victorian fireplace with wooden mantel and surround with original built-in cupboards to one recess; sash window to front with countryside views; radiator.

BEDROOM TWO

14' 3" x 12' 2" (4.34m x 3.71m)

Feature cast iron Victorian fireplace with original built-in cupboards to one recess; sash windows to rear overlooking garden; radiator.

BEDROOM THREE

14' 2" x 11' 2" (4.32m x 3.4m)

Blocked fireplace with original built-in cupboards to one recess and shelving to other recess; sash window to front with countryside views; radiator.

FAMILY BATHROOM

14' 2" maximum x 12' maximum (4.32m x 3.66m)

Spacious bathroom; part-tiled and fitted with a white suite comprising panelled bath, low level WC, pedestal wash handbasin; shaver light; built-in airing cupboard with shelving housing a lagged water cylinder with immersion; additional built-in linen cupboard with shelving; obscure window to rear; radiator.

BEDROOM FOUR

10' 6" x 7' 2" (3.2m x 2.18m)

Sash window to front with countryside views; radiator.

SECOND BATHROOM

6' 8" x 5' 4" (2.03m x 1.63m)

Part-tiled and fitted with a matching suite comprising panelled bath with Mira Sport shower over, low level WC, pedestal wash handbasin; shaver light; obscure window to rear; wall hung electric fan heater.

LOFT ROOM

28' x 20' (8.53m x 6.1m)

Accessed via the pull down ladder from landing; offering potential for a formal conversion, if required. Currently with shelving; lighting; two double glazed Velux windows to rear.





OUTSIDE:

To the front, a wrought iron pedestrian gate opens to a footpath with granite steps leads to the main front door. The front garden is enclosed by walling and wrought iron railings to the front boundary and is laid to lawn, bordered by mature flowerbeds.

The rear garden enjoys a sunny south west facing aspect. Immediately to the rear of the property is an enclosed level courtyard, completely paved with outside tap providing an ideal sheltered space for outside dining and enjoying the sunshine. This area also has a useful coal store and to one side are two outbuildings:

OUTBUILDING ONE

5' 7" x 4' 4" (1.7m x 1.32m)

Used for storage; power and lighting; window to side.

OUTBUILDING TWO

4' 4" x 4' 4" (1.32m x 1.32m)

Also used for storage.

From the garden steps with wrought iron railings lead up to the mature raised garden which has been cleverly landscaped to provide three separate areas of lawn with mature borders and a colourful array of plants, shrubs, bushes and an apple tree. The pathway continues through the garden with a wooden gated access to the rear on to Glanville Road.





Ground Floor



First Floor



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SERVICES

Mains electricity, mains gas, mains water and mains drainage.

OUTGOINGS

We understand this property is in band 'C' for Council Tax purposes.

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock's Bedford Square, enter Drake Road (between the Banks) and proceed up the hill. At the brow of the hill bear left and proceed down the hill and then as the road climbs the property will be found on the left hand side as indicated by our 'For Sale' sign.

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** PL19, PL20, EX20*

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