



24 ORDULF ROAD

O.I.R.O £310,000

Wonderful 3 Bedroom Detached House, Tavistock

 3 Bedrooms

 1 Bathroom

 2 Reception Rooms

 EPC Rating: D (64)

MILLER TOWN & COUNTRY  
POWERED BY exp UK





- » Modern Link Detached House
- » Three Generous Bedrooms
- » Private Parking and Gardens
- » Extended Kitchen
- » Double Glazed
- » Gas Central Heating
- » Available with No Onward Chain!

## The Property

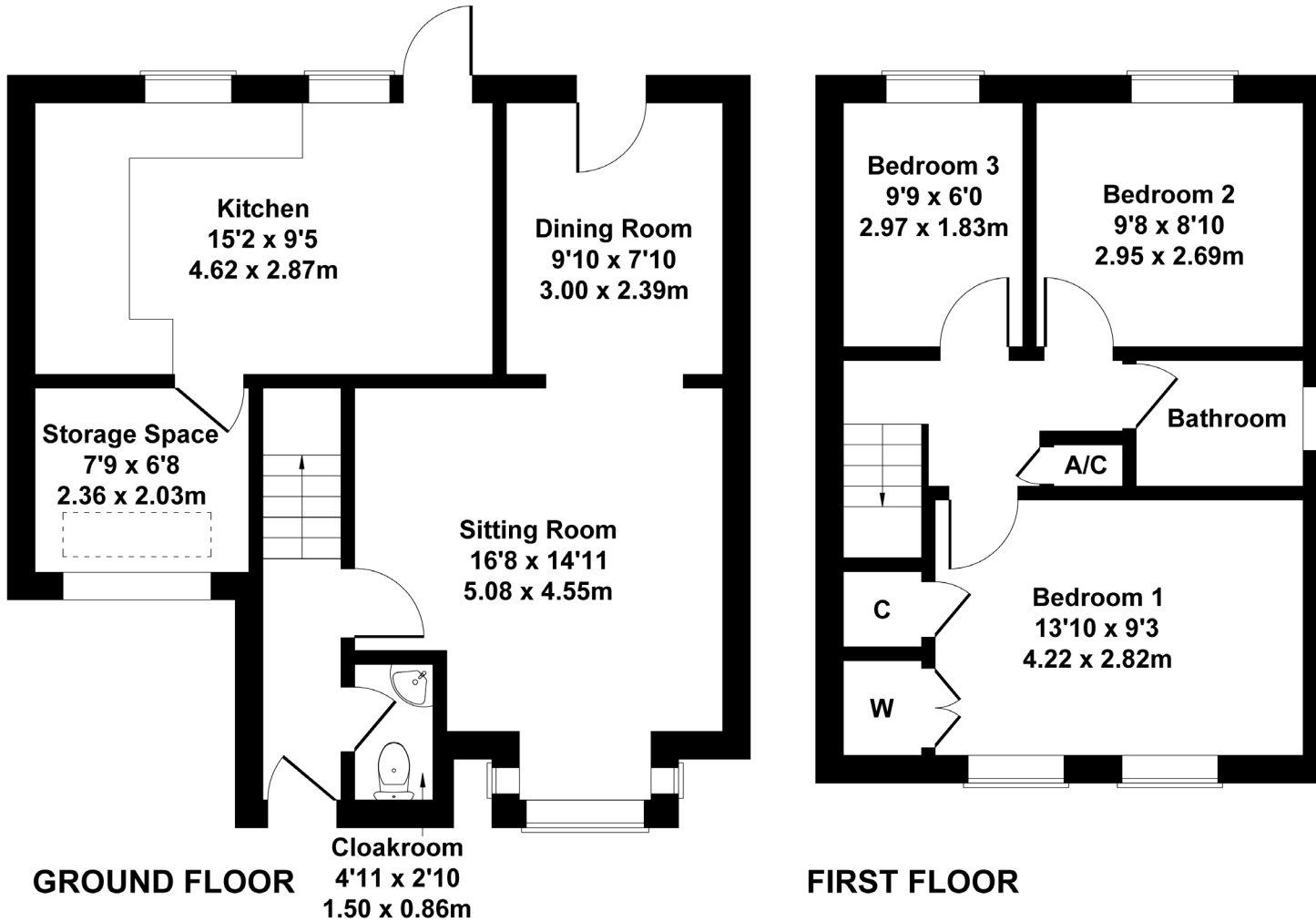
This well presented 3 bedroom, link detached house is situated in a quiet, sought after location of town yet still within close proximity to the local amenities. The property has been well maintained by the current owner and the garage has been modified to create an ideal storage space for bikes and outside tools to the front, and the rear half has been utilised to extend the kitchen, which adds a real 'WOW' factor! Within the bright modern kitchen is an integrated fridge/freezer with space for an intergrated washing machine. There is a good sized sitting room and separate dining room as well as a ground floor cloakroom/ WC. On the first floor are three generous bedrooms and a family bathroom. The property has had cavity wall insulation and double glazing installed as well as mains fired gas central heating, making it economical to run.

## Location

Ordulf Road is a quiet Cul de Sac located on the fringe of the town and within a comfortable distance to the centre. There is easy access to the old rail line which is now utilised as a cycle track and popular dog walking area, as well as plenty of nearby footpaths with a ten minute walk from the property into town. Tavistock itself is a pretty and historic town sitting on the banks of the river Tavy with plenty of local pubs and restaurants, 2 doctors surgeries and a handful of local schools.

# 24 Ordulf Road

Approximate Gross Internal Area  
941 sq ft - 87 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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## Accommodation

### Ground Floor

Hallway 3'7" x 8'3"  
Kitchen 15'2" x 9'5"  
Living Room 14'11" x 16'8"  
Dining Room 7'10" x 9'10"  
Cloakroom 2'10" x 4'11"

### First Floor

Landing 9'2" x 4'10"  
Bedroom 1 13'10" x 9'3"  
Bedroom 2 9'8" x 8'10"  
Bedroom 3 6'0" x 9'9"  
Bathroom 5'6" x 5'1"

### Outside

Storage Space: 7'9" x 6'8" Ample storage space for bikes, outside freezer and gardens tools.

Parking options: Private Parking

Gardens: Lawned gardens to the front of the property, bordered with shrubs. Rear garden with lawned and patio area as well as a useful shed and well established shrub borders.

### Services:

Mains electricity, water gas and drainage.  
Broadband connected.

**Council Tax Band: D**

**Tenure: Freehold**





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01822 617243 | [tavistock@millertc.co.uk](mailto:tavistock@millertc.co.uk)

[www.millertc.co.uk](http://www.millertc.co.uk)

2 Drake Road  
Tavistock Devon, PL19 0AU



**VIEWING:**

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

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