



Falcon
fine

01752 600640

471 Tavistock Road

Roborough, Plymouth, PL6 7AA

Guide Price £600,000 - £625,000





In Brief

Elegant 1930s-Style Detached Family Home, Generous Sunny Garden, drive & Garage

Reception Rooms Large living room with separate dining room.

Bedrooms 4 bedrooms

Heating Gas central heating

Parking Long driveway and garage

Area 1612 sq ft

Council Tax E

Tenure Freehold

Description

Occupying an exceptionally convenient position on the outskirts of Plymouth in Roborough, this attractive four-bedroom detached family home combines classic 1930s character with comfortable contemporary living. Ideally located close to Derriford Hospital, the Woolwell Tesco superstore and with swift access to Dartmoor, the property enjoys both excellent amenities and beautiful countryside within easy reach. The welcoming entrance hallway provides a spacious introduction to the home and includes a practical cloakroom/WC. At the heart of the property is a beautifully fitted kitchen/breakfast room, offering ample space for everyday dining and featuring a door that opens directly onto the garden—perfect for indoor-outdoor living. Elegant double oak doors lead through to a versatile dining room, which could equally serve as a second sitting room or entertaining space. The principal living room is particularly generous in size and centred around a stylish living-flame gas fire, creating a warm and inviting focal point. Upstairs, the first-floor landing leads to three well-proportioned double bedrooms and a comfortable single bedroom, ideal as a child's room, guest room or home office. One of the principal bedrooms benefits from its own en-suite shower room, while the family bathroom is well appointed with both a bath and a separate shower cubicle. Externally, the property truly excels. The large, level garden features extensive lawn and patio areas and enjoys a wonderful sunny aspect—ideal for family life, outdoor entertaining and relaxing in the warmer months. A long driveway runs alongside the house, providing ample parking and leading to a single garage. Further benefits include gas central heating and uPVC double glazing throughout. A superb home in a highly desirable and well-connected location, offering space, character and an exceptional garden setting.

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Floor Plans

GROUND FLOOR
853 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.7 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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