



TAVISTOCK

O.I.E.O. £600,000

Stylish Architecturally Designed 4 Bedroom Modern Home

 4 Bedrooms

 3 Bathrooms

 2 Reception Rooms

 EPC Rating: B (89)


MILLER
TOWN & COUNTRY



- » Architecturally Designed
- » Stylish Modern Home
- » High Level of Specification
- » Beautifully Presented Throughout
- » Underfloor Heating Throughout
- » Air Source Heat Pump
- » Impressive Eco-credentials

The Property

Impressive and deceptively spacious four bedroom modern home, based very much on a Victorian villa style appearance, situated in a highly sought after and prestigious area of the town with commanding views over the town and viaduct to Dartmoor National Park. The property has been finished to an exceptionally high standard with underfloor heating throughout and a modern air source heat pump. The property has been insulated to an exceptionally high standard making it cost effective to run for such a spacious family home.

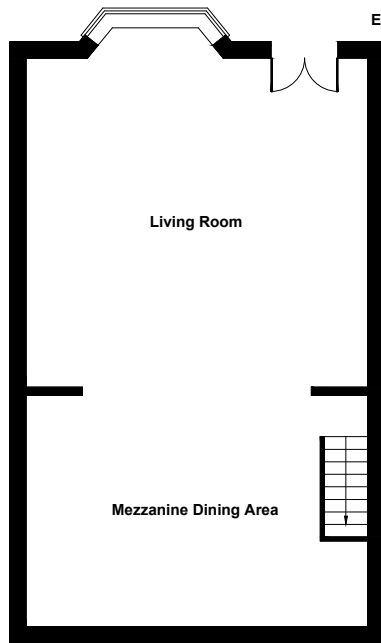
Location

The thriving and pretty market town of Tavistock sits on the western fringe of Dartmoor National Park, with easy access to Plymouth and the south coast, as well as the open expanses of Dartmoor. There is also easy access to the A30 and A38 corridors, and the nearby town of Okehampton also has an additional rail link connection to Exeter where there is access to the main London Paddington line. There is a regular bus service and a wide range of retail outlets and leisure facilities close by.

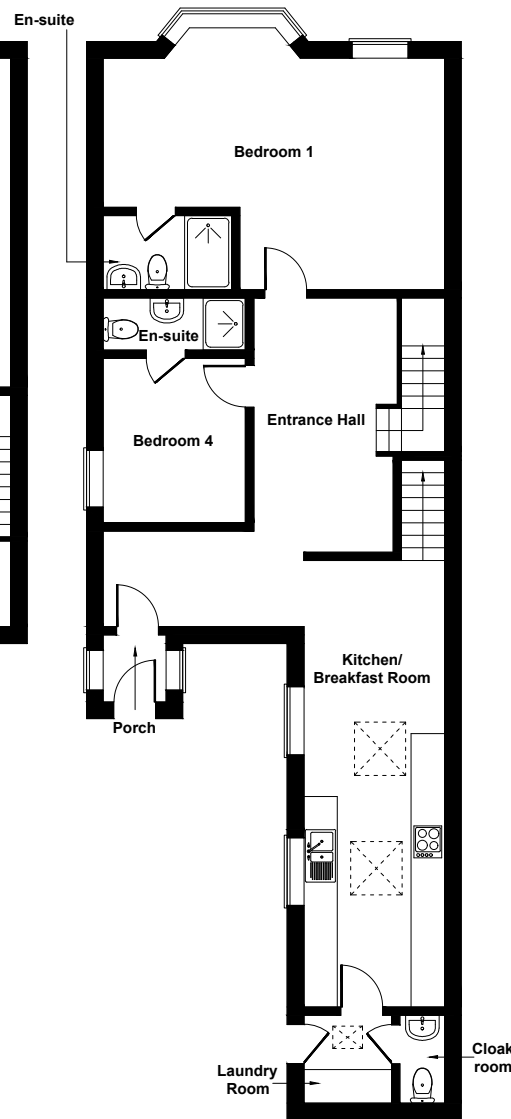
Accommodation

The split-level house offers a large principal reception room, large open plan formal dining area at a mezzanine level, and beyond this is a light and airy kitchen. On entering through the porch and reception hall, a few steps lead down to the kitchen, and on the same level as the reception hall are two bedrooms both with ensuite facilities, and stairs lead up to the upper floor where there are two further generous double bedrooms with a Jack and Jill bathroom serving both rooms.

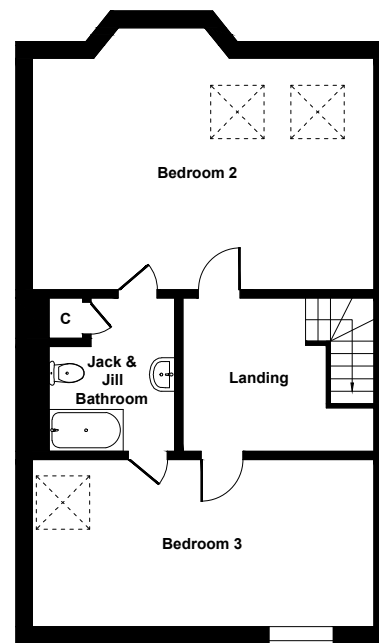




LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Accommodation

Ground Floor

Porch 4'0" x 6'0"

Entrance Hall 14'4" x 15'9" (L-shaped)

Kitchen/Breakfast Room 8'9" x 22'9"

Laundry Room 6'3" x 5'8"

Cloakroom 3'0" x 4'11"

Bedroom 1 20'5" x 16'10" (Max)

Bedroom 1 Ensuite 7'8" x 5'6"

Bedroom 4 8'6" x 9'10"

Bedroom 4 Ensuite 7'9" x 3'3"

Lower Ground Floor

Mezzanine Dining Area 20'4" x 13'5"

Living Room Area 20'6" x 22'8" (Max)

First Floor

Landing 3'5" x 8'8"

Bedroom 2 13'11" x 20'7"

Jack and Jill Bathroom 8'5" x 8'8"

Bedroom 3 20'7" x 10'0"

Services: Electricity, water, sewerage. Air Source Heat Pump.

Council Tax Band: E **Tenure:** Freehold

Agents Note

The house is being sold with the remainder of a 10-year build warranty of which approximately 1.5 years has elapsed.





Outside

The property has its own private driveway providing off-road parking for two or more cars, as well as electric charge point, and steps lead down to a three-tiered private garden with various gravelled and paved seating areas including the sunken terrace which can also be accessed from the living room French doors, useful garden store and large lawn area. The gardens offer a good degree of privacy and seclusion as well as views over the viaduct, town and towards Dartmoor National Park.





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VIEWING:

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