



Rose Cottage

217 Whitchurch Road, Tavistock, Devon, PL19 9DQ

Price Guide £275,000



Property

Delightful semi-detached character cottage retaining many period features, situated in a sought-after location, within easy access to local amenities and close to Whitchurch Down, and the open expanse of Dartmoor National Park. No onward chain.

The accommodation briefly comprises: Entrance porch, sitting room, dining room, kitchen/breakfast room, three bedrooms, bathroom, off road parking, small cottage garden, UPVC double glazing and gas fired central heating.

Accommodation

Stable door leads to:

Entrance Lobby – 11' 3 x 6' 8 (3.42m x 2.02m reducing to 4' 11 (1.49m)

Exposed wooden floor, UPVC double glazed windows to the sides, UPVC double glazed roof, split level staircase provides access to the first floor accommodation and open access to a small lobby with coat hooks and doors leading off to the sitting room and dining room.

Sitting Room – 12' 4 x 9' 9 (3.77m x 2.96m)

Wooden Parquet style floor, UPVC double glazed sash window to the front, fireplace housing wood burning stove, built-in cupboards to side of chimney breast, radiator.



Dining Room – 9' 11 x 9' 7 (3.00m x 2.93m)

Wooden Parquet style floor, UPVC double glazed window to the rear, built-in storage cupboard with shelving, radiator, open access from here to:

Kitchen/Breakfast Room – 15' 6 x 10' 4 (4.73m x 3.16m) (max overall)

Custom fitted cottage style kitchen with a range of wall and base cupboards, slate and wooden work tops incorporating a breakfast bar, Belfast sink with mixer tap, Rangemaster cooker, integrated appliances including slim-line dishwasher, fridge, freezer, washer/dryer, tiled floor, directional spotlights, UPVC double glazed window to the front with small UPVC double glazed window to the rear, stable door leads to the side/parking area and garden, Worcester gas boiler.



First Floor Small Landing Area

With two UPVC double glazed windows to the front and side elevations, previously used as a workstation area.

Bedroom 1 – 12' 2 x 11' (3.72m x 3.36m) (max)

Period fireplace (not used), built-in cupboard to the side of the chimney breast, fitted wardrobes, UPVC double glazed sash window to the front, radiator.

Bedroom 2 – 10' 1 x 9' 11 (3.08m x 3.00m)

UPVC double glazed sash window to the front with deep sill/window seat, further UPVC double glazed window to the rear, period fireplace (not used), built-in cupboard and fitted wardrobes, radiator.

Bedroom 3 – 8' 8 x 8' 3 (2.63m x 2.51m)

UPVC double glazed window to the side, radiator.



Bathroom

With small bath with shower attachment and mixer taps, pedestal wash hand basin, low level w.c., heated towel rail, mirror fronted medicine cupboard, UPVC double glazed window to the front and side.

Outside

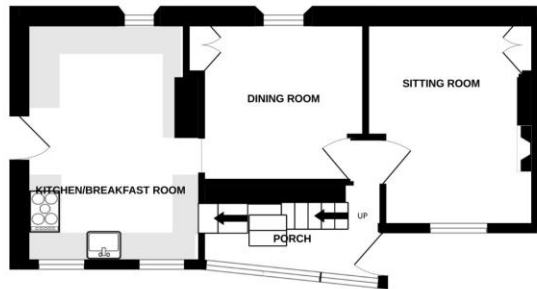
Located to the side of the cottage, there is a hardstanding area used for off road parking with outside tap, there is stone walling planted with shrubs. The small gardens extend to the rear of the cottage with specimen trees and shrubs and include a garden shed and log store.

COUNCIL TAX: Band C

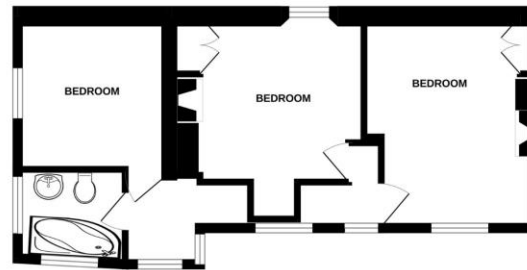
LOCAL AUTHORITY: West Devon

POSTCODE FOR SAT NAV: PL19 9DQ

GROUND FLOOR



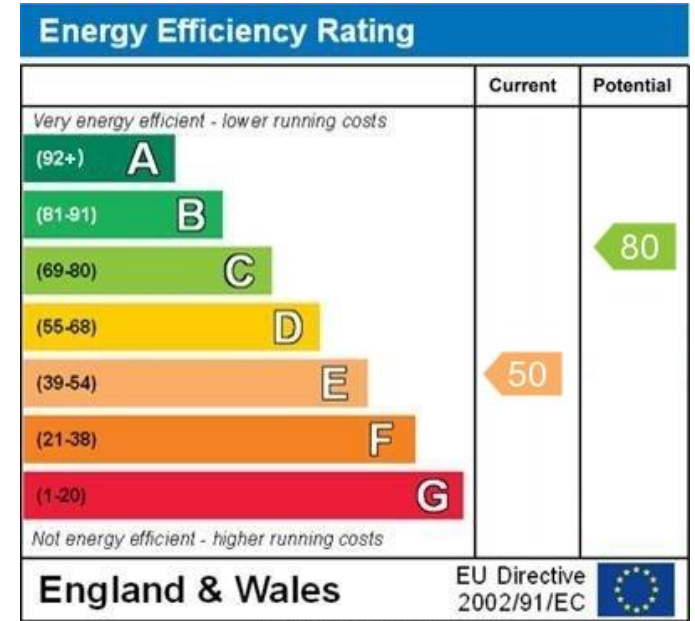
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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