



The Sunday School



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Whitchurch, Tavistock, Devon PL19 9EG

Whitchurch Down 0.5 miles • Tavistock Town Centre 1.5 miles •
Plymouth 13.5 miles • OS Landranger Map 201: SX 491724 •

Available as a part-finished project to be completed by the buyer, a fabulous 2-bedroom, 2-bathroom chapel conversion in a hugely desirable location on the very edge of Whitchurch.

- Part-finished Chapel Conversion
- Buyer Can Complete to Their Own Tastes
- One of Two - Option to Purchase Both
- 2 En-suite Bedrooms
- Carport Parking
- Hugely Characterful Building
- Close Proximity to Tavistock
- Wonderful Edge-of-Village Location
- Freehold
- Council Tax TBC

Guide Price £185,000

SITUATION

This property is located on the edge of Whitchurch, a very desirable village on the southeastern side of Tavistock. Within a short distance are a village shop and pub, whilst Whitchurch Down is only half a mile away, leading out to the full expanse of Dartmoor beyond. There are good transport links and Tavistock town centre is 1.5 miles to the north on a regular bus route just a few hundred yards away.

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century, and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmer's markets are held. Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.



DESCRIPTION

A rare chance to acquire one of two off-plan part-finished chapel conversions, with the opportunity for an incoming buyer to complete the project to their own tastes and standards. This property will feature attractive accommodation over two floors, with two en-suite double bedrooms on the ground floor and open-plan living on the first floor, plus a separate WC and utility room, with the additional benefit of an adjoining car port. This distinctive building has a wonderfully characterful aesthetic, with some striking internal features making the most of the architectural style of the original chapel. Externally, the building has a new roof and some of the windows have been replaced. Internally, on the ground floor the blockwork dividing walls have been erected, plasterwork, electrical wiring and plumbing are part-completed, the first floor is in place and partition walling has been finished. This unit can be purchased individually or as a pair with the other, larger unit.

ACCOMMODATION

The accommodation will be accessed on the ground floor through the car port into an entrance hallway, where there will be doors to the two bedrooms and stairs to the first floor. Both double bedrooms will have en-suite facilities, plus fitted wardrobe storage. On the first floor, the living/dining area will be open-plan into the kitchen, which is proposed to feature a breakfast bar. Off to the side of the kitchen will be a WC and a separate utility room. The new owner will have the choice of internal fixtures and fittings, including the kitchen, bathroom and flooring finishes.

SERVICES

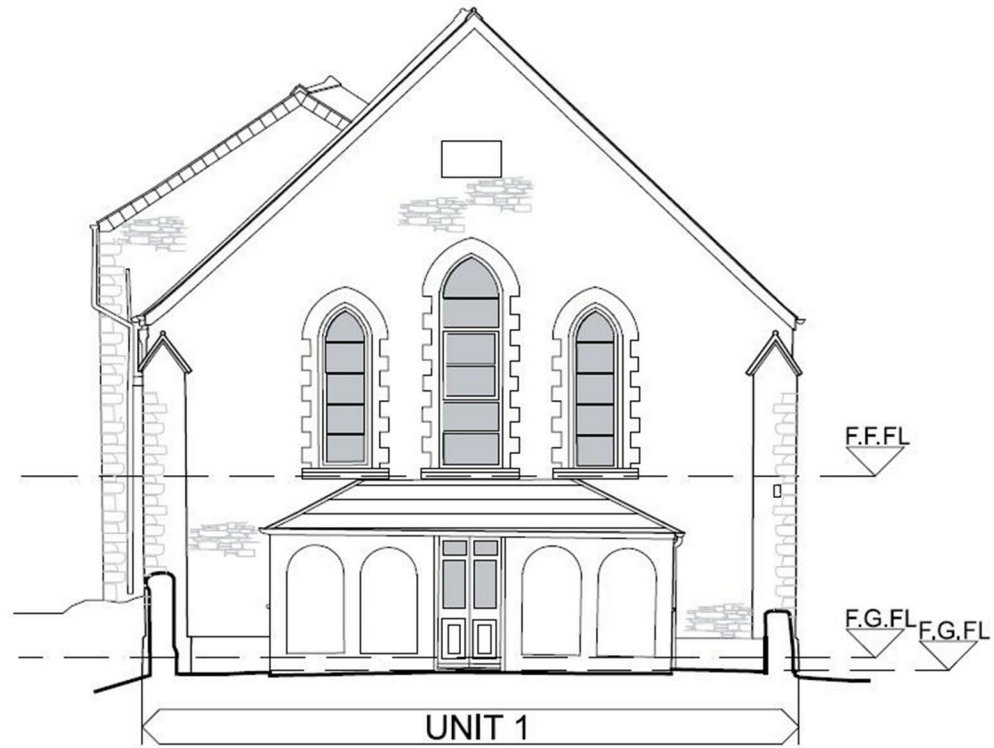
Mains water, electricity and drainage will be connected. Please note that the agents have neither inspected nor tested these services.

VIEWING

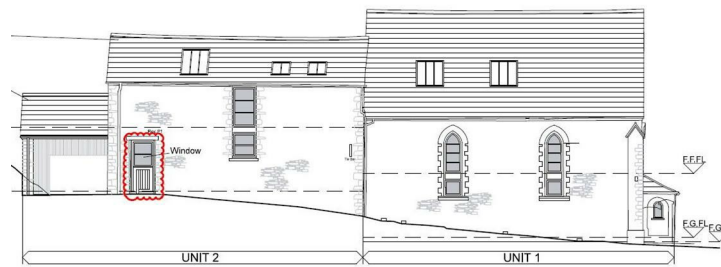
Strictly by appointment with the vendors' Sole Agents, Stags.

AGENT'S NOTE - PLANNING

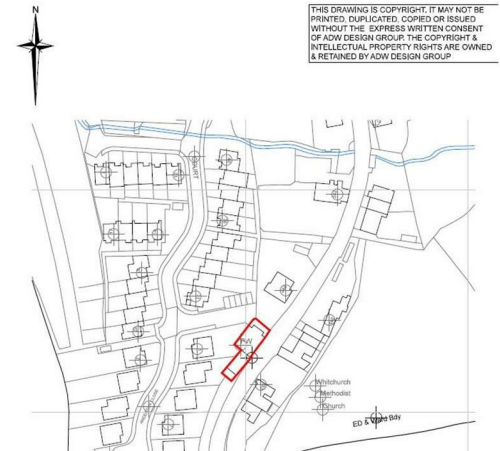
The planning documentation relating to this conversion can be located on the Planning section of the West Devon Borough Council website, using the ref: 2878/19/FUL.



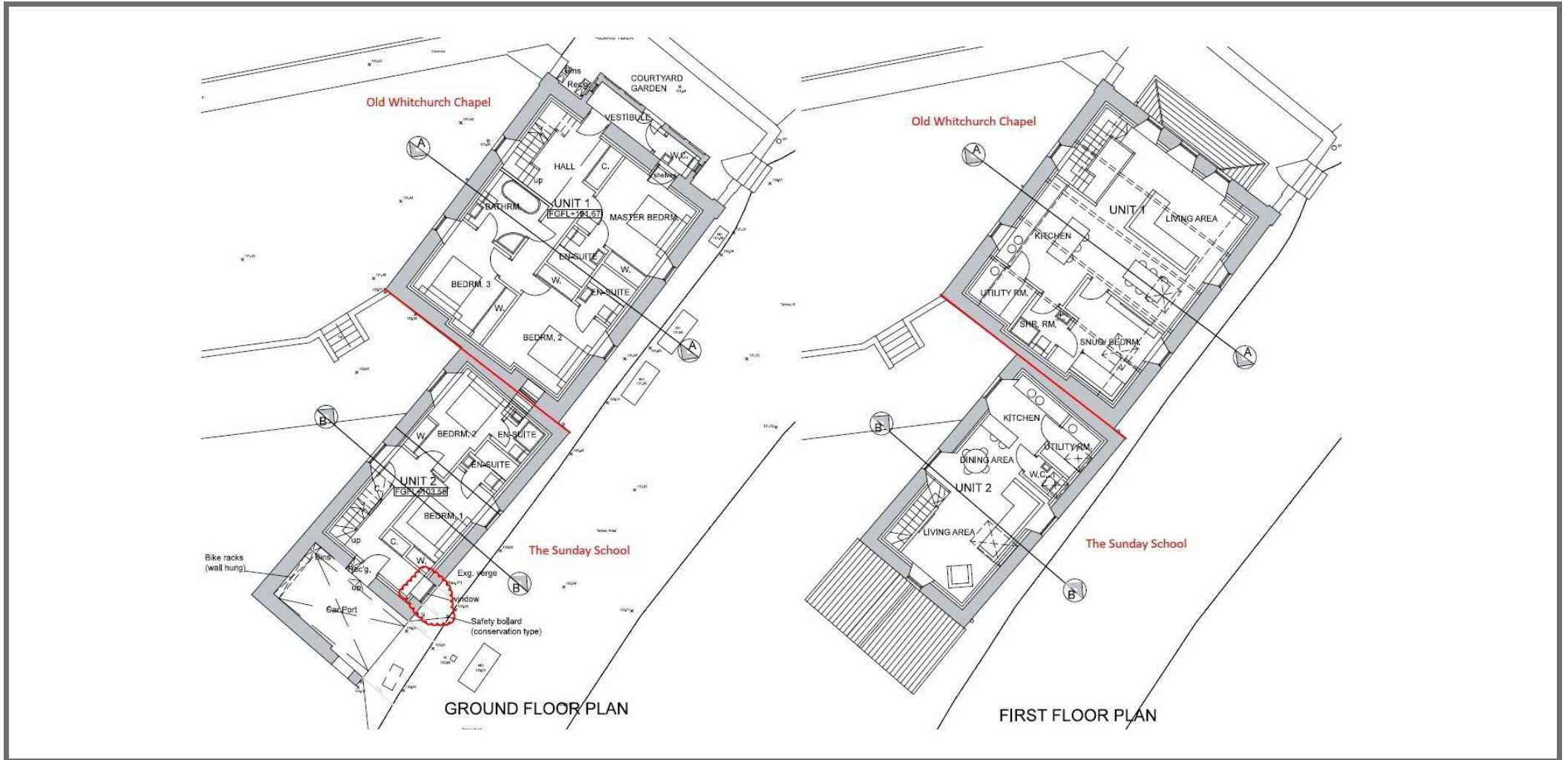
SOUTH WEST ELEVATION



NORTH WEST ELEVATION



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(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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