



11 Wyatts Lane



Town Centre 0.5 miles • Dartmoor
(Whitchurch Down) 1.5 miles • Plymouth
15.5 miles • Exeter 40 miles

A spacious and versatile, four double bedroom house with double garage, driveway and gardens, in an exclusive cul-de-sac half a mile from the town centre.

- Detached House in Superb Location
- Bright Spacious and Airy Feel
- Four Double Bedrooms (Master En-suite)
- Kitchen and Separate Utility
- 20'x16' Double Garage and Drive
- South-facing Terrace and Garden with Views
- Quiet Cul-de-Sac, Short Walk to Town
- Good Degree of Peace and Privacy
- Freehold
- Council Tax Band: E

Guide Price £450,000



SITUATION

This incredibly well-presented, 4 double bedroom house is located in an exclusive cul-de-sac which is within easy reach of the town and would be difficult to rival for its combination of convenience, privacy and peacefulness. The property is situated amongst other detached houses in a quiet and discreet location towards Tavistock's northern edge. Testament to the desirable nature of the road is the fact that the nine properties in situ have been offered for sale very rarely (there have been only five completed sales in the last fifteen years) and, indeed, this house has been in the same ownership for 31 years.

Tavistock itself is a thriving market town in West Devon, rich in history and tradition. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. The maritime city of Plymouth is miles to the south, whilst the cathedral city of Exeter lies some 40 miles to the northeast, providing connections to London and the rest of the UK via its rail, air and motorway links.

DESCRIPTION

This detached, reverse-level house offers some extremely well-proportioned, 4 double bedroom accommodation of over 1,500 sq.ft. Externally, the house is complemented by a substantial double garage, double driveway plus front and rear gardens, making the house well-rounded and suitable for a variety of lifestyles and requirements. There is plenty of space and modern comforts for active family life, and the sizeable bedrooms could also lend themselves to be used as a home office, hobbies room or games room, adding versatility. A key feature of this house is its position, being just a short walk from the centre of town yet in a location which is both quiet and unassuming, with no passing road traffic, a verdant outlook and a strong community feel.

ACCOMMODATION

Internally, the house is presented to a very high standard, with bright and attractive living space. Solidly built with blockwork interior walls and

simple internal systems, the house lends itself to entertaining and enjoys an open feel throughout, with access to the garden directly from the sitting room, on the first floor, through a set of patio doors. The kitchen features plenty of cupboards, base-level units and works surfaces, incorporating a breakfast bar division with the dining area, which could be opened up into the sitting room. Also found at the first-floor level are the utility room and the master bedroom with a shower room en suite. On the ground floor can be found the three further double bedrooms off the entrance hallway, served by a family bathroom. A void exists on the southern side of the ground floor hallway and bathroom (i.e. below the utility, sitting room and en-suite), into which it would be possible to extend, subject to any necessary consents or approvals.

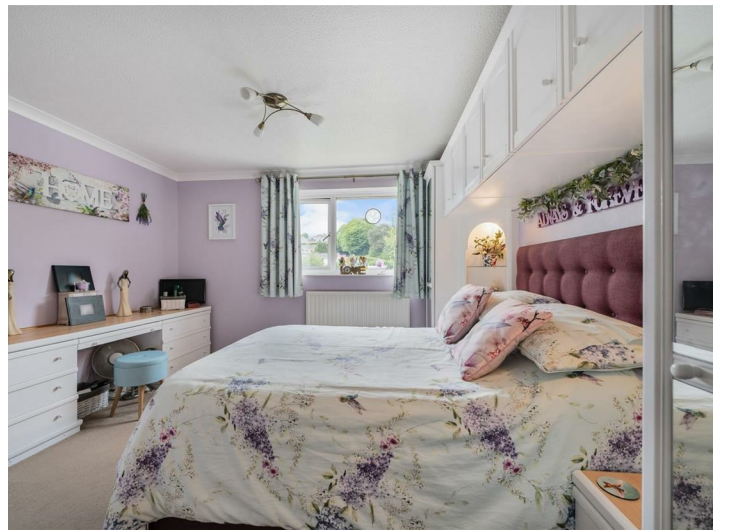
OUTSIDE

The property is approached over steps which ascend a grass bank to the front of the house, at the foot of which sits the driveway and 327sq.ft detached double garage with power, lighting and water connected.

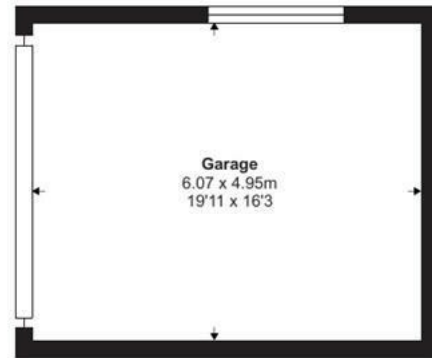
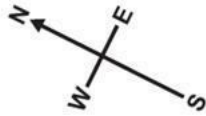
The south-facing rear garden is elevated and, therefore, not overlooked by any of the neighbouring properties. Steps from the terrace lead up to a level stretch of lawn with a steeply raised bank beyond. Further steps provide access up the bank, where some very fine views are on offer. With some additional landscaping, it would be possible to create further level terraces along the bank, suitable, for example, for vegetable production, the erection of a summerhouse or the creation of a decked seating area.

SERVICES

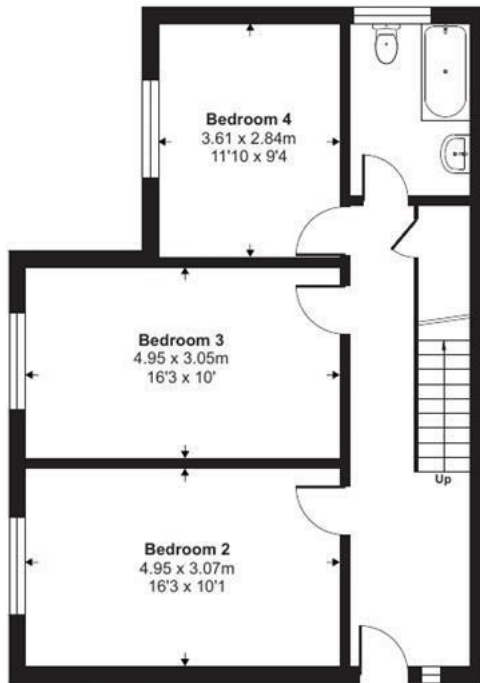
All main-supplied services are connected, with gas central heating throughout (new gas combi boiler January 2023). Ultrafast broadband is available and mobile voice/data services are available through all four major suppliers (Source: Ofcom's online service checker.) Please note that the agents have neither inspected nor tested these services.



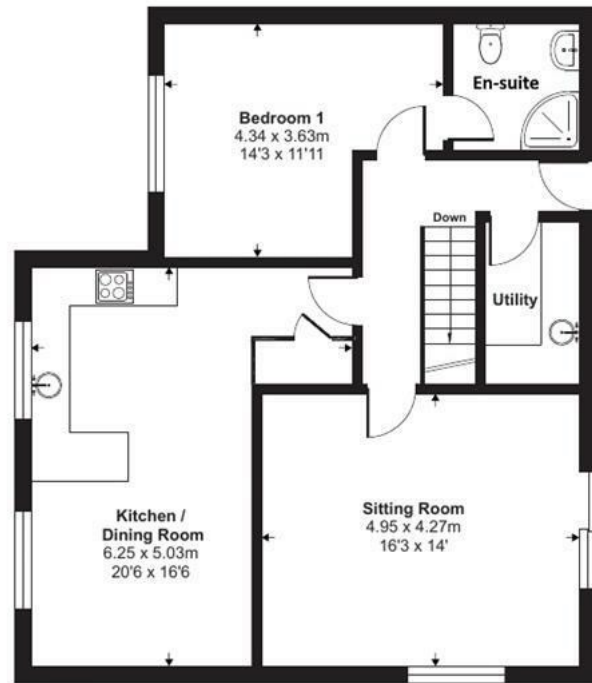
Approximate Area = 1512 sq ft / 140.4 sq m
 Garage = 327 sq ft / 30.3 sq m
 Total = 1839 sq ft / 170.8 sq m
 For identification only - Not to scale



Garage



Ground Floor

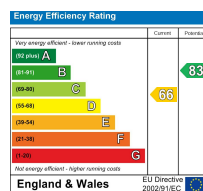


First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Stags. REF: 1135591

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