



Town • Country • Coast



Newtake Road

Whitchurch Tavistock, PL19 9BX

Offers In Excess Of £490,000



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## Newtake Road

Whitchurch Tavistock, PL19 9BX

This is a fantastic opportunity to purchase a beautiful family home in a highly desirable location in the heart of Whitchurch. The current owners have updated the property throughout with a brand new kitchen & bathrooms as well as making the living area open plan, making it feel more modern and in keeping with family life. There is a level garden to the rear that is lawned and backs onto woodland, providing privacy and also a haven for wildlife. To the front is a double garage and driveway for a couple of vehicles.

You enter the property into a hallway with the stairs to the first floor and a cloakroom WC. To your left is a spacious and bright, open plan living / dining room with a sun room to the end overlooking the garden, there is plenty of space for a family dining table and lounge furniture, it is perfect for entertaining family and friends. The kitchen is sizeable and has been completely modernised with built in fridge, freezer, oven, hob and even a wine cooler! There is a further reception room which could be utilised as a home office, which has a door into the garage.

Upstairs there are four double bedrooms with the master benefitting from a stunning en-suite and large walk in shower. The family bathroom has again been updated with a bath and shower over, WC & basin.

Viewings are highly recommended to fully appreciate this stunning property.





### Entrance Hall

### Open Plan Living / Dining Area

24'6 x 11'2 (7.47m x 3.40m)

### Sun Room

11' x 7'9 (3.35m x 2.36m )

### Kitchen

14'6 x 9'10 (4.42m x 3.00m)

### Study

### Cloakroom WC

### First Floor Landing

### Bedroom 1

13'7 x 11'7 (4.14m x 3.53m)

### En-Suite

### Bedroom 2

10'4 x 9'10 (3.15m x 3.00m)

### Bedroom 3

14' x 7'9 (4.27m x 2.36m)

### Bedroom 4

10'8 x 8'7 (3.25m x 2.62m)

### Family Bathroom

### Tenure

Freehold

### Services

Mains Water, Electricity, Gas & Drainage

### Council Tax Band

E

### Directions

Proceed along Whitchurch Road until you pass the primary school, turn left into Churchill Road and then left again into St Andrews Road and then right into Newtake Road where the property is found on your left hand side.

### Situation

Whitchurch is a popular village on the edge of Tavistock with its own, public house, shop, post office & primary school. Dartmoor is within easy reach as is the Market town of Tavistock. Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.



## Floor Plan



## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

