



Town • Country • Coast



Priory Gardens

Tavistock

Price Guide £599,950



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## Priory Gardens

### Tavistock

Located in an elevated position in a highly sought after area, is this stunning and versatile 4/5 bedroom, detached property being offered with NO ONWARD CHAIN.

The property offers very spacious living accommodation with an exceptional living room, spacious kitchen and separate dining room as well as a large utility space. The property is secluded, thanks to the large front and rear gardens and mature hedge borders, especially at the rear.

On the first floor there are incredible views over the surrounding countryside. There are four double bedrooms and a family bathroom. The master bedroom is front aspect and enjoys views over the nearby countryside as well as an ensuite with walk in shower. The property also benefits from plenty of natural light and has a very bright and airy feel.

To the front of the property is a large area laid to lawn and mature shrubs and trees provide privacy to the property. There is also an electric garage door at the front providing access to the double garage which has been tiled and is equipped with electric and water. To the rear is a large garden fully enclosed by mature hedges. The rear garden also houses a patio area suitable for family barbecues and al fresco dining as well as plenty of space for relaxing outdoors. To the side of the property is the perfect area for an allotment with raised beds as well as a useful garden shed.

Located in the sought after area of Whitchurch the property has excellent access to local amenities, public transport, local schools and much more. With ample parking at the front of the property and space at the rear in the garden, there is space to potentially extend the kitchen back into the garden (STP).







**Living Room**  
25'74 x 13'95 (7.62m x 3.96m)

**Kitchen**  
12'46 x 9'06 (3.66m x 2.90m)

**Dining Room**  
12'85 x 7'39 (3.66m x 2.13m)

**Utility Room**  
9'05 x 6'64 (2.87m x 1.83m)

**Downstairs WC**  
5'05 x 2'94 (1.65m x 0.61m)

**Bedroom One**  
13'96 x 10'35 (3.96m x 3.05m)

**En-suite**  
7'95 x 5'54 (2.13m x 1.52m)

**Bedroom Two**  
12'04 x 9'15 (3.76m x 2.74m)

**Bedroom Three**  
10'75 x 9'10 (3.05m x 3.00m)

**Bedroom Four**  
10'89 x 7'56 (3.05m x 2.13m)

**Bathroom**  
9'12 x 6'24 (2.74m x 1.83m)

**Garage**  
16'92 x 15'68 (4.88m x 4.57m)

**EPC**  
TBC

**Tenure**  
Freehold

**Services**  
Mains water, electricity, gas and drainage.

**Council Tax Band**  
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**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.

**Directions**  
From Tavistock town centre proceed along Whitchurch Road for approximately 1 mile, opposite Whitchurch Primary School turn left into Priory Gardens. Proceed up the hill where the property can be found on the left hand side.



## 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

