



Town • Country • Coast



Dipper Drive

Whitchurch, Tavistock

Offers In Excess Of £189,999



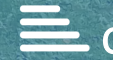
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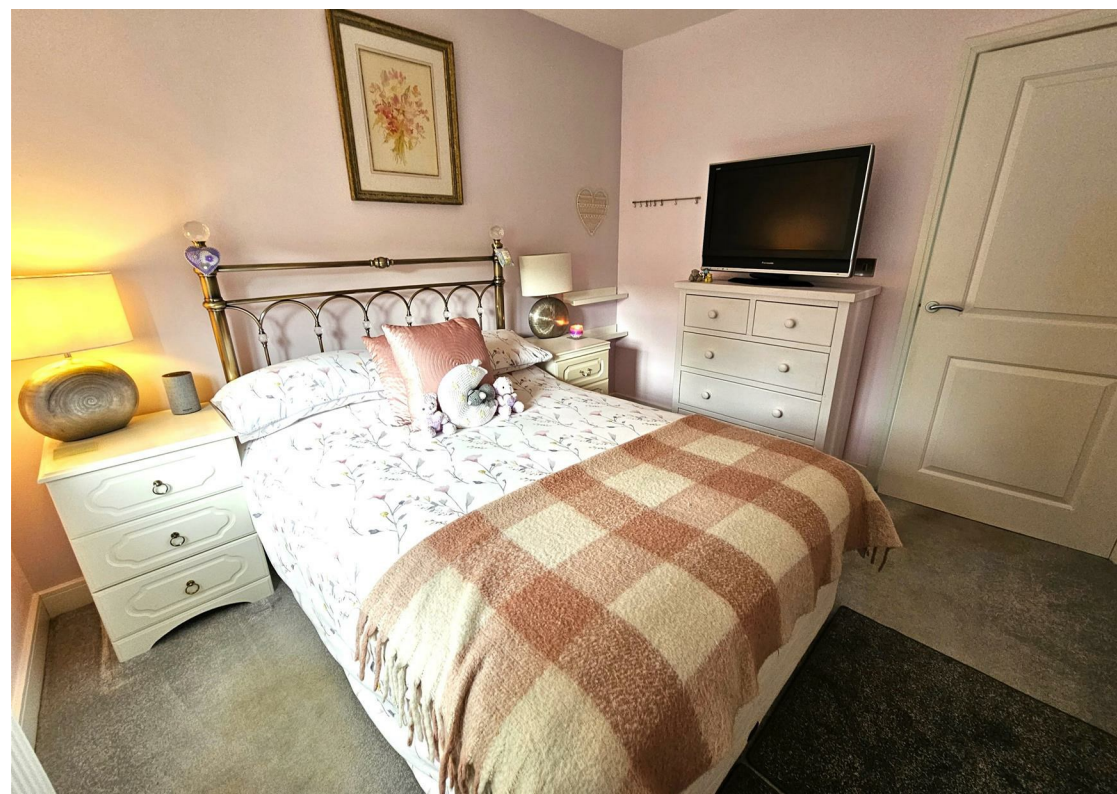
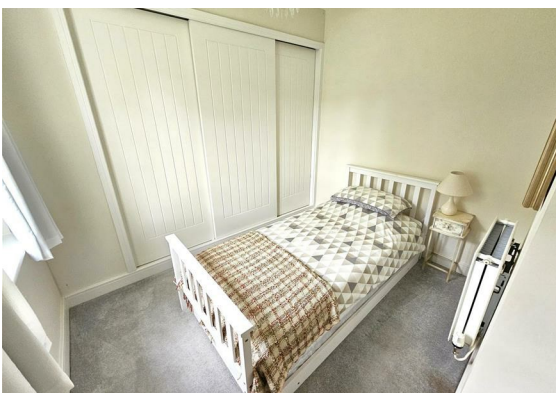
## Dipper Drive

Whitchurch, Tavistock

NO ONWARD CHAIN! Nestled in the sought after location of Dipper Drive, Whitchurch, this delightful, very well presented Detached Coach House is tucked away and offers a perfect blend of comfort and style. Boasting two double bedrooms and a well-appointed bathroom, this property is ideal for those seeking a first time buy, downsizing or a buy to let opportunity. Benefitting from large communal gardens to the rear; offering a good level of privacy, a good sized garage with electricity and within close proximity to the local amenities and on the fringe of Drake's Trail.

Both bedrooms are good sized doubles with bedroom two being complete with integrated wardrobes, a perfect way to utilise the space. The living space is open plan, creating a bigger and brighter feel within. Benefitting from an eye level oven and a range of wall and base mounted units, the kitchen offers plenty of space for a small dining table. Shower room comprises of walk in shower, WC and hand basin.

Externally, there is access to the large communal gardens at the side and the rear of the property; a perfect place to sit and relax in the evenings. The property also benefits from driveway parking providing off road parking as well as the garage benefitting electric up and over door, power for appliances and plumbing.





#### Living Room

13'4" x 11'0" (4.08 x 3.37)

#### Kitchen

9'1" x 8'7" (2.79 x 2.64)

#### Bedroom One

10'5" x 9'3" (3.19 x 2.82)

#### Bedroom Two

9'1" x 7'1" (2.77 x 2.16)

#### Shower Room

7'0" x 5'8" (2.14 x 1.74)

#### EPC

73/C

#### Tenure

Freehold. Maintenance charge £60 6 monthly for the communal gardens. The property gets peppercorn rent from the other garages.

#### Services

Mains water, electricity, gas and drainage.

#### Council Tax Band

B

#### Situation

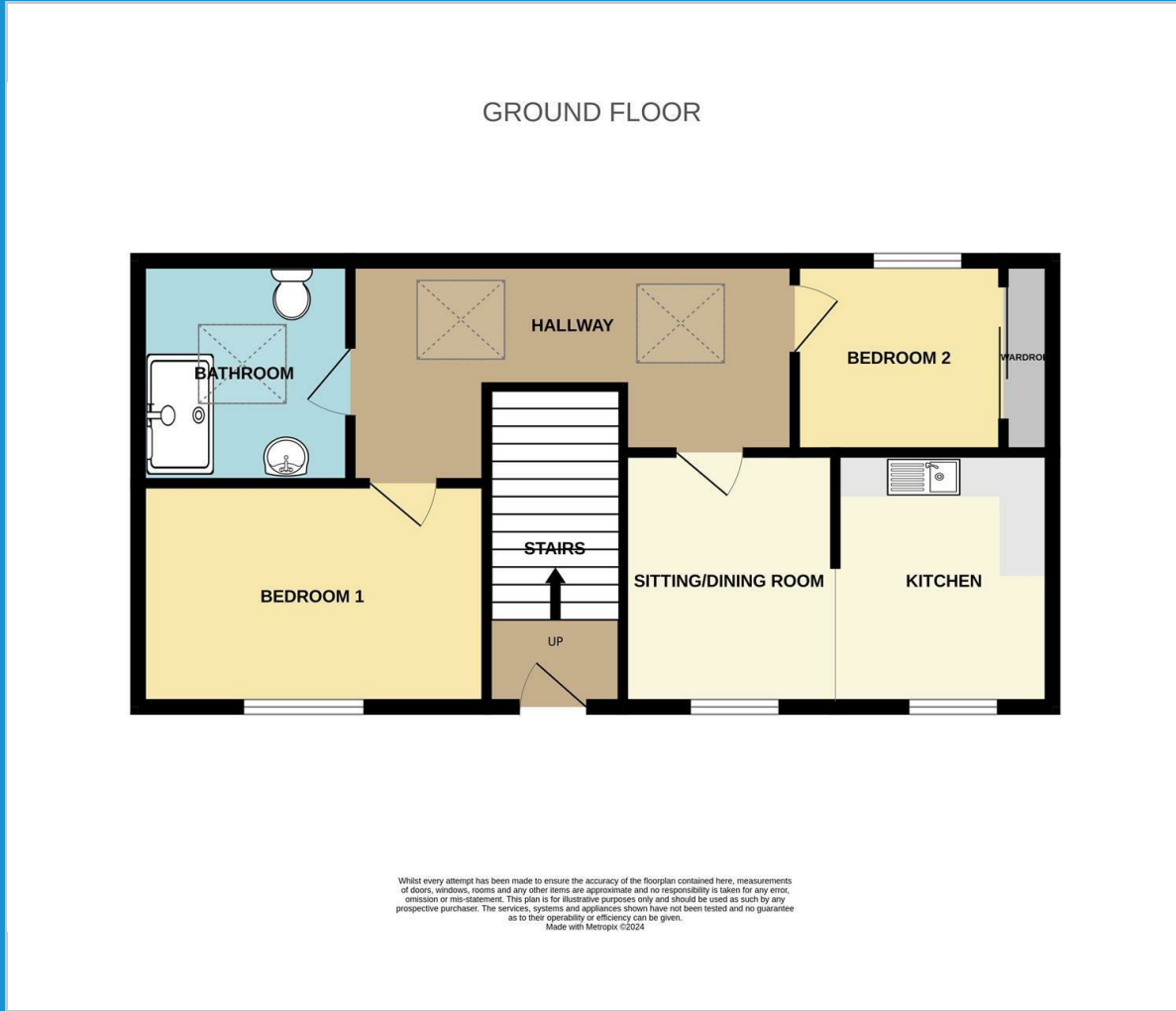
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the 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 take the A386 towards Horrabridge. Passing Tesco on your left, at the next roundabout take the 1st left into Tiddybrook Meadows. Follow the road, taking the 4th left into Dipper Drive. You will imminently find the property.



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

