



Town • Country • Coast



Kestrel Park
Whitchurch, Tavistock

Offers In Excess Of £300,000



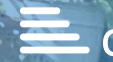
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Kestrel Park

Whitchurch, Tavistock

Tucked away in the popular Tiddy Brook estate is this very well presented, three bedroom property with off- road parking and detached garage. The property is beautifully decorated with hardwood, oak flooring and a new kitchen recently installed.

You enter the property into the entrance hall. Located on the left hand side is the utility room with space for a washing machine and tumble dryer as well as coats and shoes. There is also an under stair cupboard just before the living room. The kitchen can also be found off the entrance hall to the right hand side. There is an L-shaped oak work top with incorporated Belfast sink. The kitchen also benefits from a range of eye and base level units and there is space for a dining table and fridge freezer.

Also on the ground floor is the extremely generous living area. This space offers sizeable living accommodation and benefits from French living accommodation and benefits from French doors opening out into the low maintenance garden with rear access to the garage. There is also a feature fireplace creating a great focal point.

On the first floor there are three bedrooms and a family bathroom. The family bathroom is located at the top of the stairs and benefits from a modern white suite with shower over the bath. The master bedroom enjoys views of the rear garden and is a decent size with space for extra furniture. It also benefits from an en-suite offering a walk-in shower, toilet and hand basin. The second bedroom is another double and the third bedroom is a good size single, adjacent to the master bedroom and also offers views of the garden.

The garden is a lovely low maintenance space benefitting from being fully enclosed and dog friendly. There is also access to the rear of the garage.





Living Room

14'0" x 13'7" (4.29 x 4.15)

Kitchen/Diner

12'3" x 8'0" (3.74 x 2.44)

Utility

4'7" x 3'1" (1.41 x 0.95)

Bedroom 1

12'2" x 8'2" (3.72 x 2.50)

En-suite

8'8" x 3'3" (2.66 x 1.00)

Bedroom 2

9'8" x 8'5" (2.97 x 2.58)

Bedroom 3

9'1" x 8'5" (2.79 x 2.58)

Bathroom

8'8" x 3'3" (2.66 x 1.00)

Tenure

Freehold. Annual service charge of £175.02 to cover maintenance of communal areas.

Services

Mains electricity, gas, drainage and metered water.

Council Tax Band

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EPC

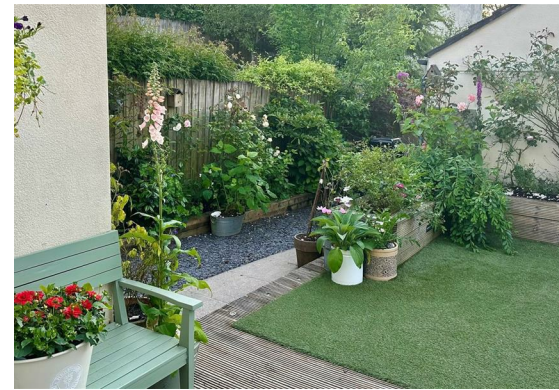
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Situation

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.

Directions

Travelling on the A386 out of Tavistock take the first exit on the last round about onto the Tiddy Brook development. As you enter the Tiddy Brook development off of the A386 you follow Buzzard Road turning right into Kestrel Park. Follow the road up the hill where the property is found on your right hand side.



Floor Plan



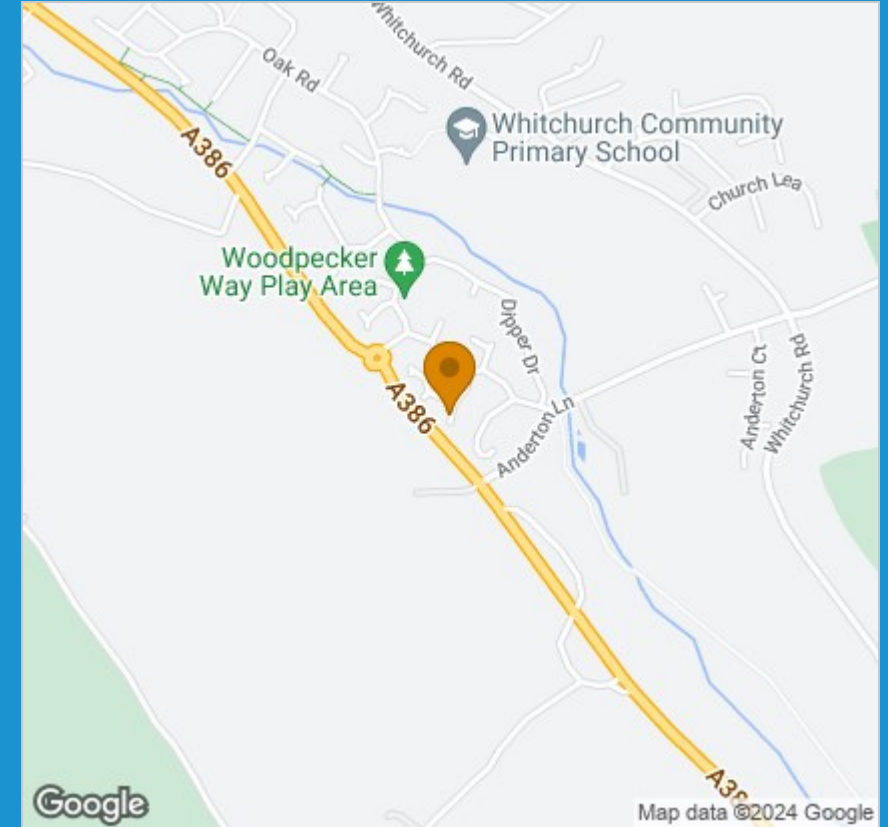
Viewing

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

