



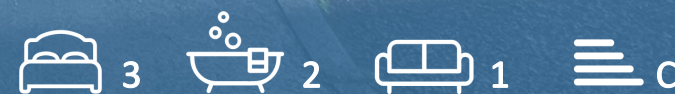
Town • Country • Coast



Kestrel Park

Whitchurch, Tavistock

Guide Price £295,000



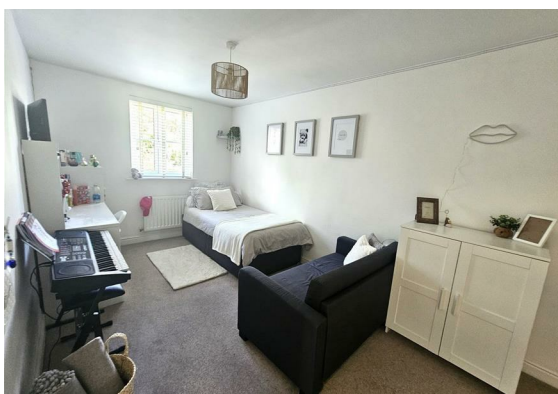
Kestrel Park

Whitchurch, Tavistock

A superbly presented, three bedroom, end of terraced house located in a cul-de-sac location in the popular village of Whitchurch. This spacious property benefits from an integral garage with power and lighting with further ample parking to the side and an enclosed rear garden. The property boasts good access for the Drakes Trail and Whitchurch Down.

Offering spacious living accommodation, the property is set over three floors with an open plan kitchen leading through to the living room with dining area, downstairs cloakroom, stairs leading to two well proportioned bedrooms and family bathroom and further stairs leading to a large double bedroom with ensuite facility. There is a utility area in the garage with a sink and storage.

Outside there is a low maintenance garden, which is paved and enclosed.





Kitchen
13'2 x 8'4 (4.01m x 2.54m)

Lounge
14'11 x 13'4 (4.55m x 4.06m)

Cloakroom

First Floor Landing

Bathroom
10'1 x 6'6

Bedroom 2
15'7 x 8'3 (4.75m x 2.51m)

Bedroom 3
8'9 x 8'2 (2.67m x 2.49m)

Bedroom 1
17'6 x 9'6 (5.33m x 2.90m)

Second Floor

Bedroom 1
17'6 x 9'6 (5.33m x 2.90m)

En-suite Shower Room

Garage
17'0 x 9'4 (5.18m x 2.84m)

Tenure
Freehold. Service charge of £94 every 6 months for maintenance of the estate.

Services
Mains gas, electricity, drainage and metered water.

Council Tax Band
C

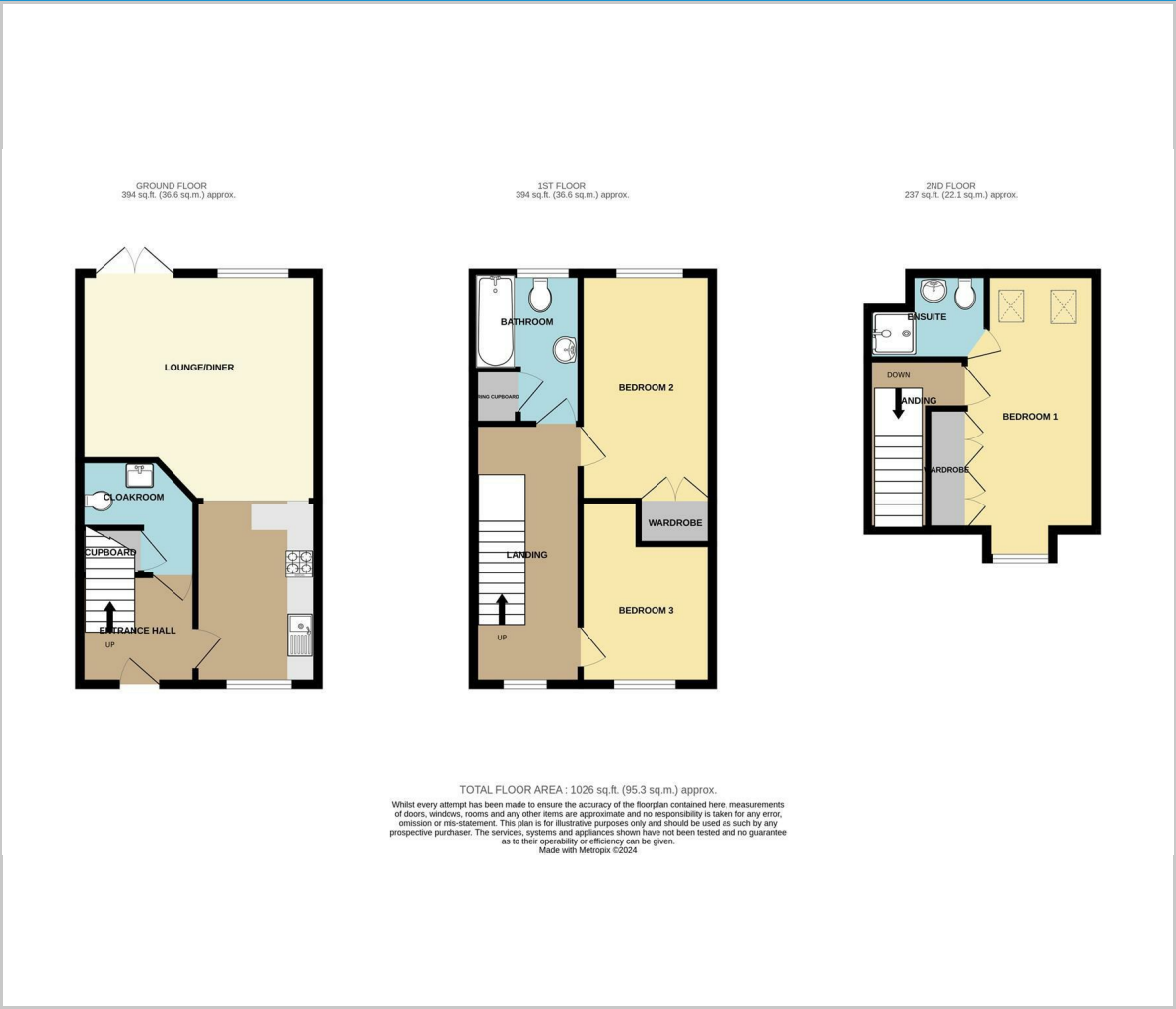
EPC
C/76

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
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. Take the second turning where the property can be located on the right hand side.



Floor Plan



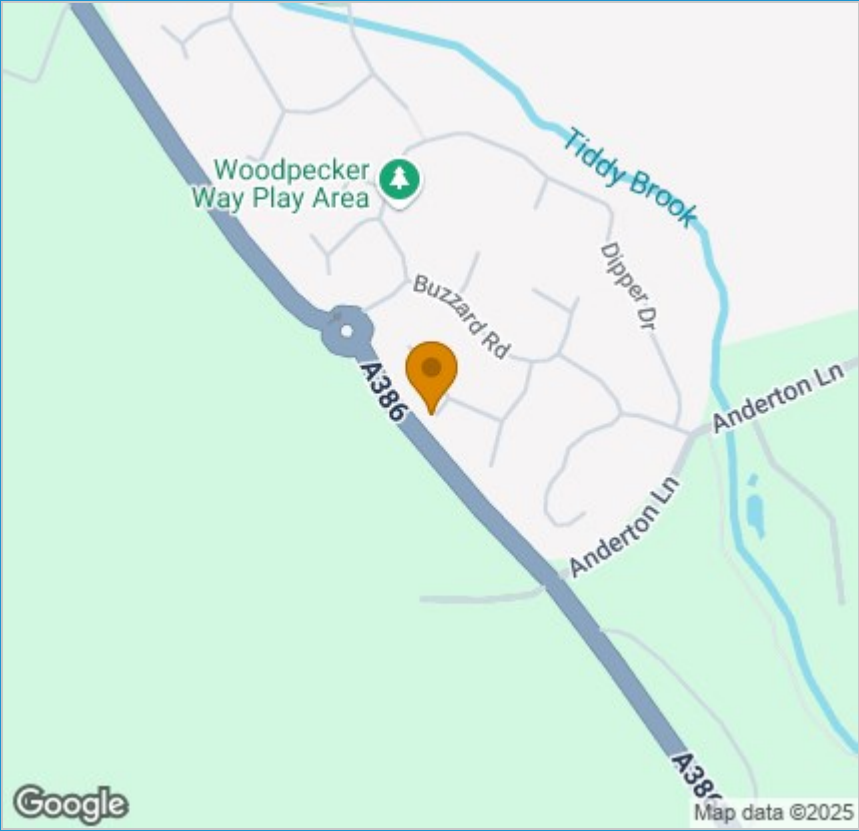
Viewing

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

