



Town • Country • Coast



Dipper Drive  
Whitchurch, Tavistock

Guide Price £179,500



## Dipper Drive

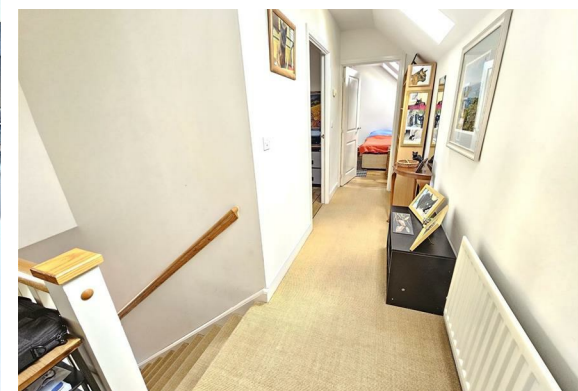
Whitchurch, Tavistock

Offered with NO ONWARD CHAIN is this two double bedroom Coach House, appealing to young and old alike, being a great investment or first time buy. The spacious accommodation is coupled with off road parking and a single garage.

The accommodation briefly comprises, entrance hall with stairs to the first floor giving access to the lounge/diner with pleasant aspect to the front and opening into the kitchen. The kitchen comprises a range of high gloss units with worktops incorporating sink unit, built-in electric oven and gas hob with extractor hood over. Integrated washer/dryer and space for tall fridge/freezer. Wine rack and cupboard housing wall mounted mains gas fired combination boiler. From the landing access is given to two good sized double bedrooms and a bathroom which has a bath with mains fed shower over, low level concealed flush wc and a basin. Within the main bedroom is a recess with built in wardrobes and a further built-in deep airing cupboard.

To the front of the property is a planted area and off road parking space with a single garage. Within the corner of the garage is a large recess and storage cupboard useful for recycling, bins or bicycles.

Located in this sought after residential development on the fringes of Whitchurch.





## Entrance Hall

## First Floor Landing

## Lounge/Diner

12'11" x 11'0" (3.96m x 3.37m)

## Kitchen

8'8" x 8'0" (2.65m x 2.44m)

## Bedroom 1

10'1" plus wardrobe x 10'0" max (3.08m plus wardrobe x 3.05m max)

## Bedroom 2

10'5" x 8'7" (3.20m x 2.64m)

## Bathroom

5'10" x 5'2" max (1.80m x 1.60m max)

## Garage

17'9" x 8'8" plus recess (5.42m x 2.65m plus recess)

## Services

Mains water, electricity, drainage and gas.

## Council Tax Band

B.

## Tenure

Freehold. An annual maintenance charge of £190 is payable to Remus Management Ltd for the upkeep of communal areas.

## EPC

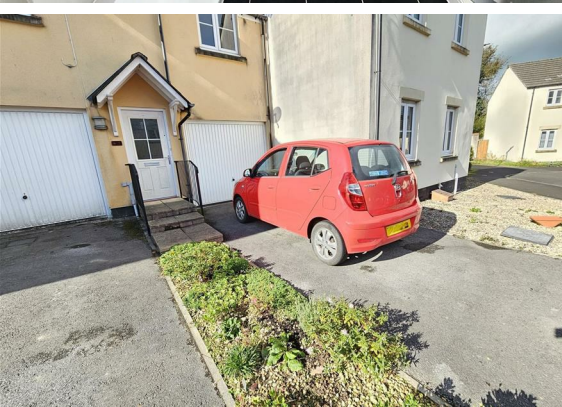
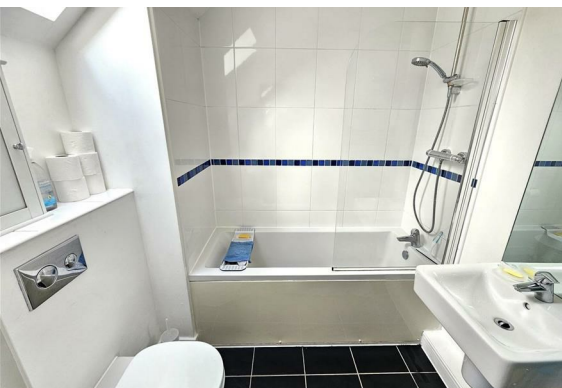
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## Situation

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. 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 on the left hand side with a For Sale board displayed.



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 firms 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

