



Town • Country • Coast



Priory Close

Tavistock

Offers In Excess Of £360,000



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## Priory Close

Tavistock

Occupying an delightful location in Whitchurch, being only a short walk from Whitchurch Down and local amenities, is this detached two double bedroom bungalow wrapped in its own gardens with driveway parking and detached garage. Enjoying elevated views across the town and countryside beyond. Offered with No Onward Chain.

In need of modernisation and updating yet with the benefit of a modern combination boiler providing mains gas central heating and double glazed windows throughout, the accommodation comprises; entrance hall, 'L' shaped lounge opening into a dining room, kitchen with door into a conservatory. There are two double bedrooms with a wet room and separate WC.

Outside, the driveway provides parking and gives access to a detached garage. The gardens are a particular delight and wrap around the bungalow with lawned areas, mature shrubs and trees, separate pathway to the road, vegetable plot and greenhouse.





#### Entrance Hall

#### Lounge

17'2" x 12'9" (5.24m x 3.9m)

#### Dining Room

11'10" x 9'0" (3.61m x 2.76m)

#### Conservatory

13'0" x 8'9" (3.97m x 2.68m)

#### Kitchen

11'8" x 9'4" (3.58m x 2.87m)

#### Bedroom 1

12'3" x 12'1" (3.75m x 3.70m)

#### Bedroom 2

10'6" x 9'1" (3.21m x 2.77m)

#### Wet Room

6'11" x 5'4" (2.12m x 1.64m)

#### Separate WC

#### Garage

19'10" x 9'11" (6.07m x 3.03m)

#### Services

Mains water, electricity, drainage and gas.

#### EPC

D60

#### Tenure

Freehold

#### Local Authority

West Devon Borough Council - Tax Band D

#### Situation

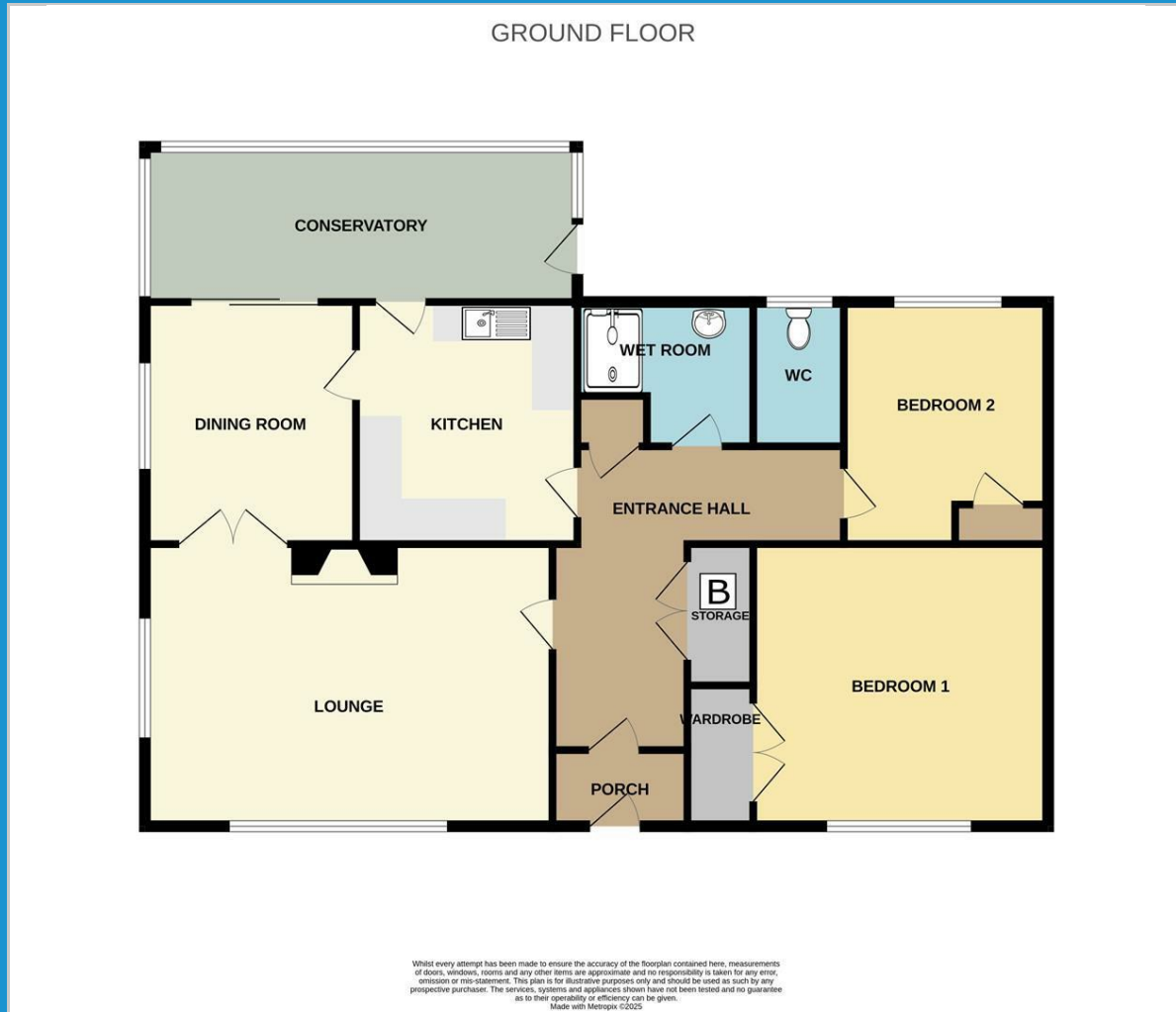
Whitchurch is a popular village on the edge of Tavistock with its own, public house, shop, post office & primary school. Dartmoor is within easy reach as is the Market town of Tavistock. Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers 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 3/4 of a mile until reaching the entrance to Priory Close on your left. Turn into Priory Close and continue along this road to the top of the close, whereupon the property will be found on the left hand side.



## Floor Plan



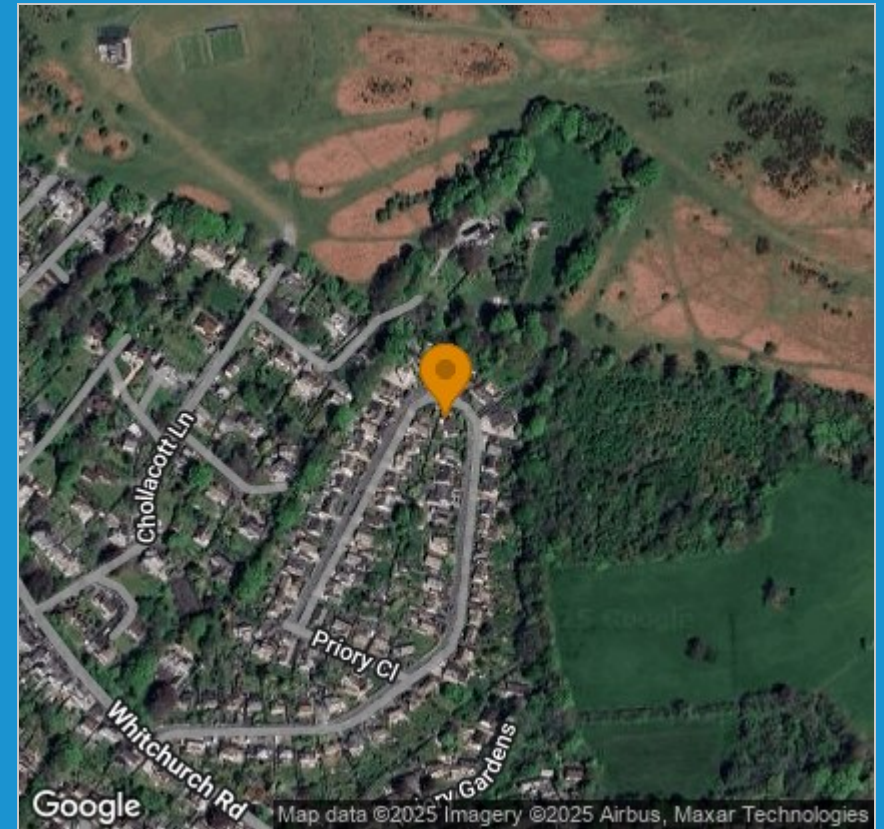
## Viewing

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.

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

