



Town • Country • Coast



Mohuns Park

Whitchurch, Tavistock

Guide Price £325,000



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Located in a highly desirable area, is this deceptive two double bedroom bungalow with a conservatory, offered with mains gas central heating as well as a woodburning stove, double glazed including a conservatory, to enjoy views over the large rear garden, town and countryside beyond. Front gardens with driveway parking and a detached garage.

The light and airy accommodation comprises an entrance hall, kitchen/diner with range of wall and base units, eye level built-in electric oven, sink unit and door into the rear porch which houses the wall mounted gas boiler and space for fridge freezer and white goods. Door leading to outside. The sitting room boasts a fireplace housing a woodburner and double doors lead into the conservatory. There are two generous double bedrooms, both being double aspect and one with pull out double bed for guests. The shower room has a large walk in shower with rainfall and detachable shower heads off a mains fed shower.

Outside, a driveway provides off road parking and leads to a detached garage, built approximately one year ago, with power and light and a door to the rear. Front lawned gardens are bordered by mature shrubs and plants. To the rear is a particularly well stocked and established garden with many flowering shrubs such as Wisteria on the rear patio, Bottle Brush bush, Wild Cherry tree and various Roses, providing all round colour. A small wild flower garden, fruit and vegetable bed. Gravelled seating area and a Summerhouse. Useful timber store shed.





Entrance Hall

Kitchen/Diner

12'4" x 8'1" (3.77m x 2.47m)

Rear Porch

5'3" x 5'1" (1.62m x 1.55m)

Sitting Room

16'7" x 11'5" (5.07m x 3.49m)

Conservatory

8'11" x 7'4" (2.72m x 2.26m)

Bedroom 1

11'10" x 11'8" (3.62m x 3.58m)

Bedroom 2

10'11" x 9'8" (3.35m x 2.96m)

Shower Room

9'1" x 4'11" (2.78m x 1.51m)

Detached Garage

17'3" x 7'11" (5.27m x 2.42m)

Services

Mains water, electricity, drainage and gas.

Local Authority

West Devon Borough Council - Tax Band C.

EPC

D66

Tenure

Freehold

Situation

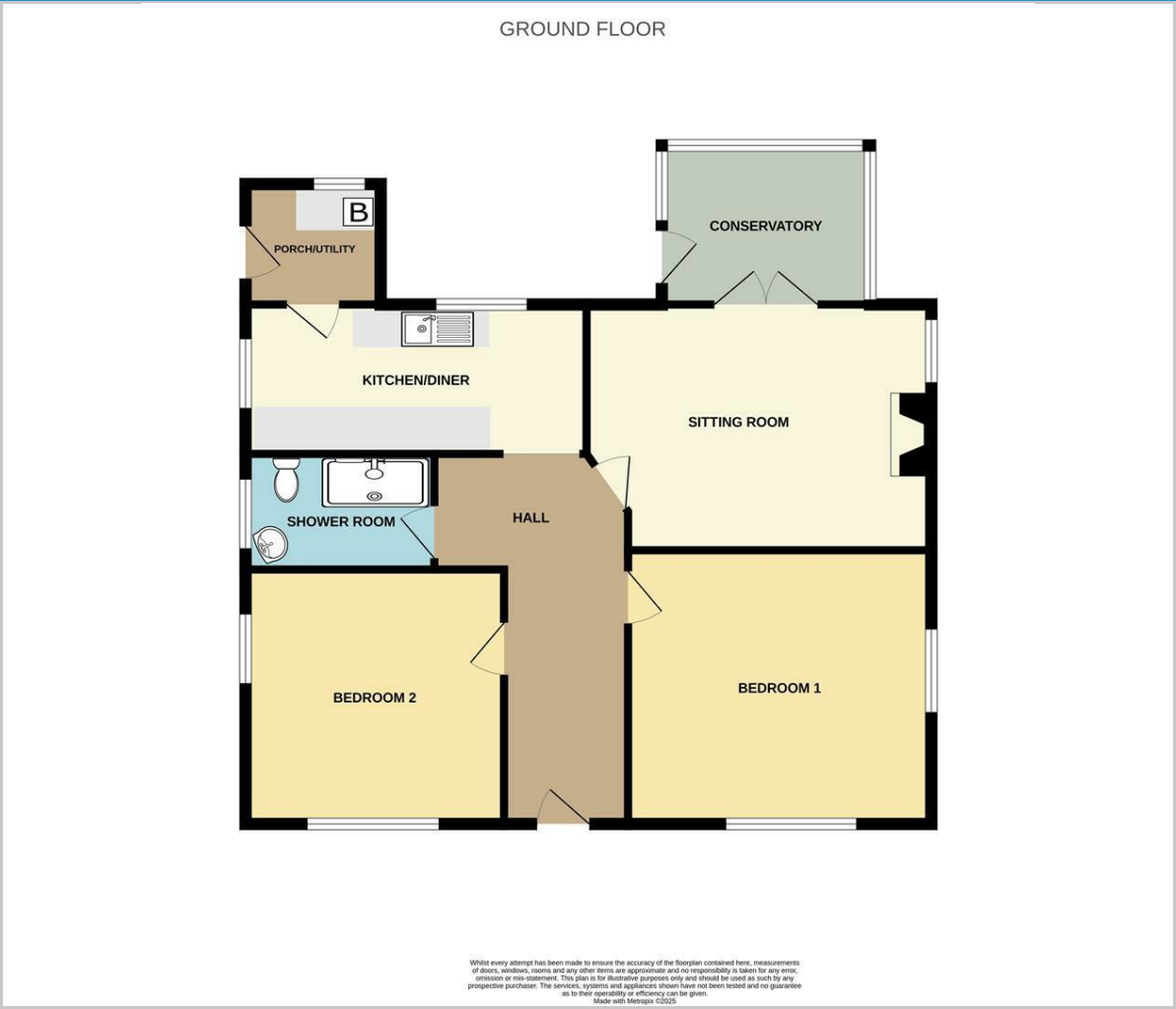
Tavistock is an ancient Stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the 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 beautiful attractions such as the Walkham, the Tavy and the Tamar.

Directions

From Tavistock proceed up Whitchurch road for approximately 3/4 mile, where the road levels out. On the right hand side there will be a turning for Mohuns Park, proceed down the road and around the bend, continue along and then up the hill again, where the property can be found on the right hand side.



Floor Plan



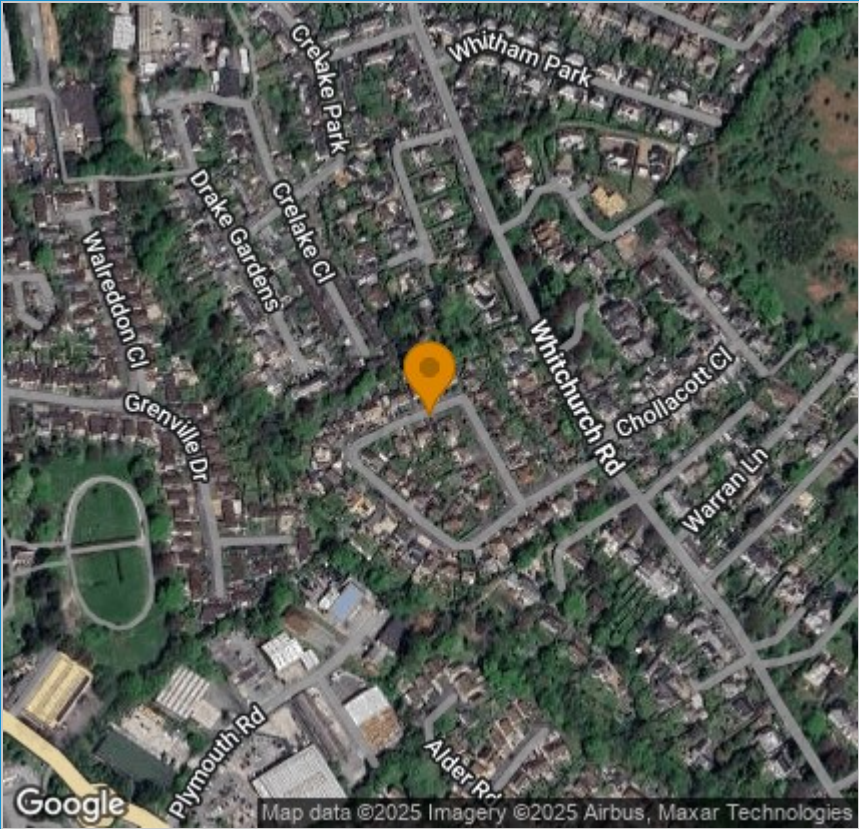
Viewing

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

