



Town • Country • Coast



Whitchurch Road

Tavistock

Guide Price £310,000





## Whitchurch Road

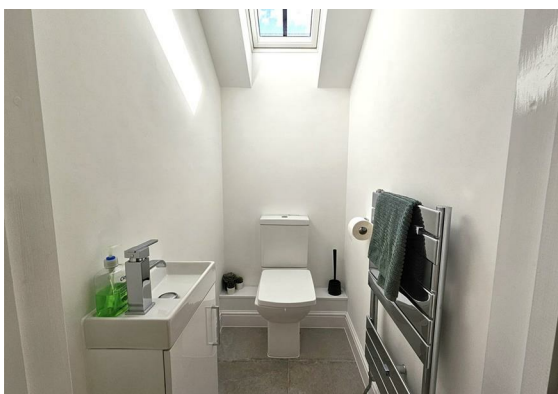
### Tavistock

Formerly the Old Sunday School in the highly desirable area of Whitchurch, this property has been lovingly converted into a high spec, beautifully presented two bedroom home. With reverse level living, this semi-detached property boasts two double bedrooms, both with en-suites on the ground floor and a light and bright open plan living/dining/kitchen area occupying the entire top floor, along with a separate WC and utility room.

The property is located on the fringe of Whitchurch, a short distance from the post office and well-regarded Whitchurch Inn. There is a large covered storage area at the entrance of the property, ideal for storing bikes or other items. The front door is accessed through the storage area and opens into an impressive hallway. From here doors to both bedrooms can be found, as well as a useful storage cupboard. Both bedrooms are double in size, bedroom one having an en-suite with shower cubicle, WC and basin and bedroom 2 with a wet room ensuite.

Stairs lead up to the impressive living area, complete with sky lights and feature arched window, which allow natural light to flood in. The top floor is open plan but with well defined areas for living room, dining area and kitchen with built in appliances and breakfast bar, with granite work surfaces and engineered oak flooring, making it an ideal space for entertaining. The utility room provides space for a washing machine and fridge freezer and boasts a second sink and slimline built-in dishwasher.

This is an ideal opportunity to own a piece of Tavistock's history, while enjoying a bespoke and contemporary home.







#### Entrance Hall

#### Open Plan Living/Dining/Kitchen

28'10" (max) x 13'4" (max) (8.80 (max) x 4.08 (max))

#### Utility

6'2" x 4'7" (1.90 x 1.42)

#### WC

4'7" x 2'9" (1.42 x 0.86)

#### Bedroom 1

13'0" x 7'6" (3.97 x 2.31)

#### En-suite 1

#### Bedroom 2

13'6" (max) x 7'2" (4.12 (max) x 2.19)

#### En-suite 2

#### Tenure

Freehold

#### Services

Mains electricity, drainage and water.

#### Council Tax Band

TBC (estimated max band C)

#### EPC

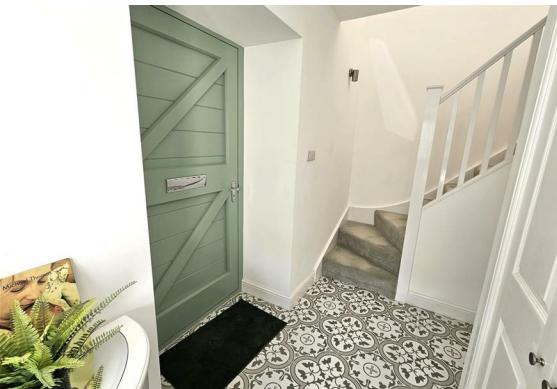
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#### Situation

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 up Whitchurch Road. Continue along this road for a couple of miles, passing the Post office on your right. Continue up the hill and the property can be found on your right.





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

