



7 JAMES ROAD
OFFERS OVER £475,000

Energy Efficient Detached Home in Quiet Cul-de-sac,
WHITCHURCH

MILLER TOWN & COUNTRY
exp UK



- » Low Running Costs with Excellent EPC Rating
- » Solar Panels with Battery Storage
- » Garage & Driveway with EV Charging Point
- » Extended Kitchen/Diner with Bi-fold Doors
- » Spacious Living Room & Separate Dining Room
- » 4 Bedrooms, Principal Bedroom En Suite
- » Recently Refurbished
- » Sought-After Location, Close to Moors

The Property

This substantial detached home located in a quiet residential area has undergone a full refurbishment in the current ownership including a large extension at the rear housing a modern kitchen/ diner with bi-fold doors overlooking the gardens. This flows through to a dining room (currently used as a games room with space for a snooker table!) which opens to the spacious living room at the front. A large 'boot room' has also been created, perfect for a family with lots of boots and outdoor gear, and somewhere for the dog to be towelled off! Upstairs the layout has been altered to allow for four good size bedrooms with a large modern family bathroom. The main bedroom has an en suite shower room, and the second bedroom has a walk-through dressing room/study.



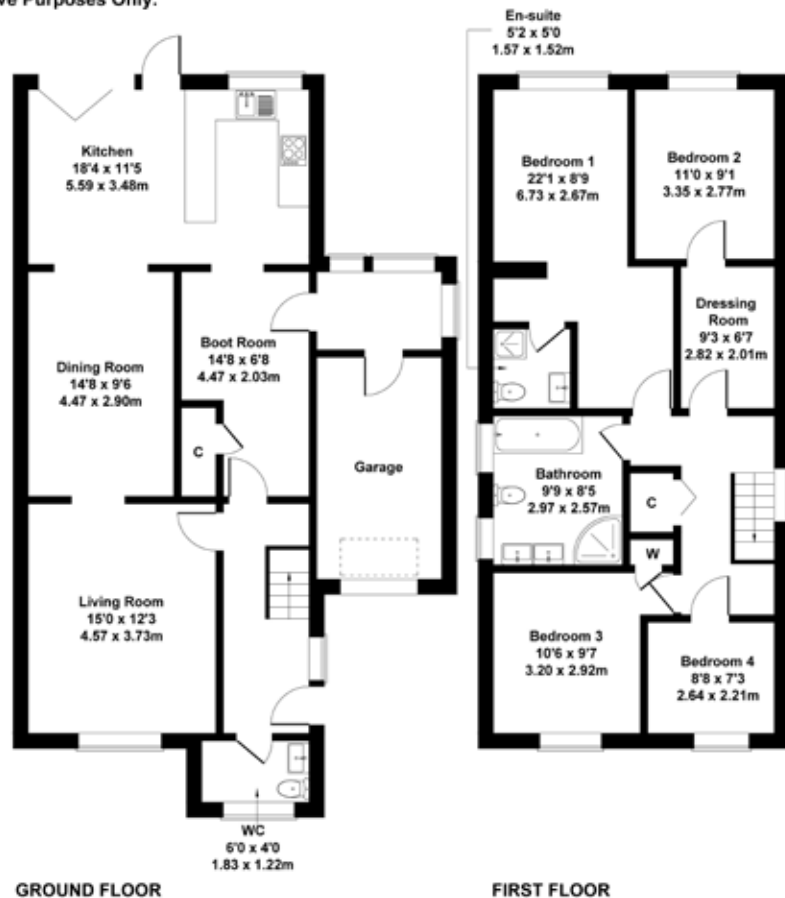
Outside

A terraced seating area and level lawn leads to a sunken garden with room for a trampoline just below the Devon Bank accessing a level grassed area above. At the front is a driveway for multiple vehicles complete with an EV charging point for electric vehicles and a spacious garage housing the controls for the solar panels and battery storage.



Not to Scale. Produced by The Plan Portal 2025
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Approximate Gross Internal Area
1749 sq ft - 162 sq m



Location

Located on the fringe of the highly sought after village of Whitchurch which has a well-established primary school, the property is a short walk from the local Post Office and store as well as the Whitchurch Inn and Whitchurch Down for those who enjoy getting onto Dartmoor. Tavistock is only a few minutes' drive away offering supermarkets, secondary schooling, and private schooling at Mount Kelly College as well as a good range of leisure facilities. The maritime city of Plymouth is approximately 17 miles away.

KEY INFORMATION

- 4 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Garage & Driveway Parking
- Listed Status / Not Listed
- Heating: Gas
- Utilities: Mains electricity, gas, water & drainage
- Restrictions: None known
- Easements, Wayleaves: ROW for water pipe access (see title)
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: B (81)
- Council Tax Band: E
- Tenure: Freehold
- Broadband: FTTP
- Mobile Signal: Inside likely, Outside likely
- Accessibility

Miller Town & Country powered by eXp

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VIEWING:

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