



33 WHITCHURCH ROAD Spacious Two Bed Home w. Potential to Extend into Loft  
GUIDE PRICE £225,000 TAVISTOCK

MILLER TOWN & COUNTRY  
exp UK





- » Spacious Rooms & Plenty of Natural Light
- » Two Double Bedrooms
- » Potential to Extend into Loft (STPP)
- » Large Living Room
- » Kitchen / Diner in Need of Modernisation
- » Useful Utility Room & Downstairs WC
- » Private Drive; Front/Rear Gardens; Two Sheds

## The Property

This spacious 1930s two-bedroom semi-detached property is situated in an elevated position and has been a comfortable home for over 20 years.

Although in need of some modernisation, there is plenty of natural light throughout and all the rooms have a good sense of space. The ground floor has a large living room with multi-fuel stove and overlooks the garden with views to the front. This leads through to the kitchen/breakfast room and on to the useful utility room where french doors lead to the rear patio. There is of course also the all-important downstairs loo. Upstairs is a large bathroom, and two double bedrooms. There is potential to extend into the loft subject to the necessary consents.

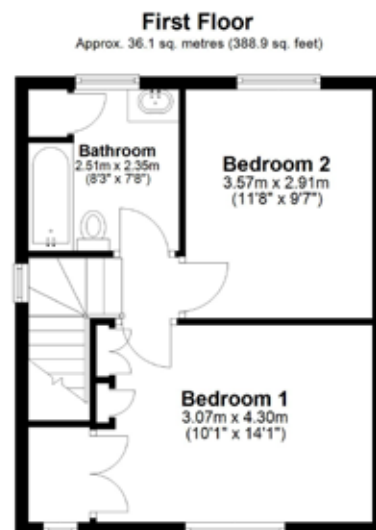
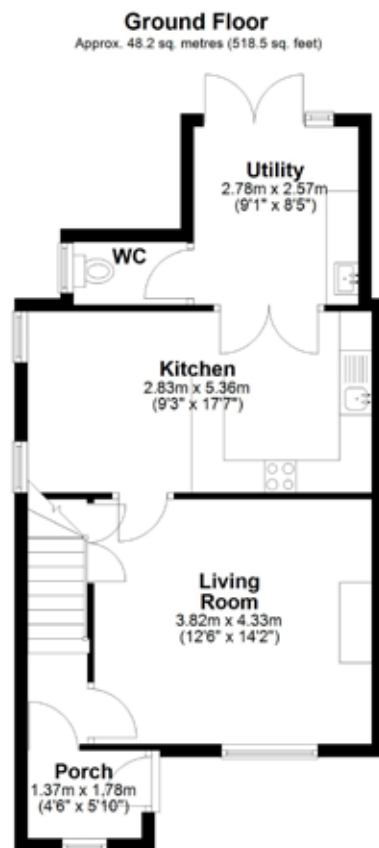


## Outside

A lawned area at the front of the home is flanked by mature shrub and hedge borders. At the rear, a gate leads to a large patio with small area of lawn and plenty of space for pots and a cup of tea in the sunshine. There are two large sheds and beyond, the small 'secret' garden offers a space to sit amongst the rambling roses. The driveway has parking for one car, with the potential to increase to two, following minor alterations.







Total area: approx. 84.3 sq. metres (907.4 sq. feet)  
**33 Whitchurch Road, Tavistock**

## Location

Ideally situated within walking distance of the town, amenities and schooling, the property also has easy access to the open spaces of Whitchurch Down for dog walking. Tavistock is a historic stannary and market town straddling the banks of the River Tavy, on the western fringe of Dartmoor National Park which offers stunning scenery and miles of open space for walkers and cyclists alike. The maritime City of Plymouth is about seventeen miles away, offering a thriving commercial and retail centre, hospital, continental ferry port and rail links.

## KEY INFORMATION

- 2 Bedrooms
- 1 Bathroom
- 2 Reception Rooms
- Driveway parking for one car
- Not Listed
- Heating: Gas
- Utilities: Mains electricity, gas, water & drainage
- Restrictions: None known
- Easements, Wayleaves: ROW for neighbour to cross bottom of drive
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: Potential asbestos in detached shed
- Building Safety Concerns: Potential issues with porch
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: D (61)
- Council Tax Band: C
- Tenure: Freehold
- Broadband: Ultrafast (FTTP)
- Mobile Signal: Indoor likely, Outdoor likely
- Not suitable for wheelchair users

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### VIEWING:

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