



HOLLY CROFT
O.I.R.O. £600,000

**Spacious Detached Non-Estate Bungalow in Sought-After
Location, WHITCHURCH**

MILLER TOWN & COUNTRY
exp UK



- » Spacious Detached 3 Bedroom Bungalow
- » Double Garage, Carport & Large Parking Area
- » Attractive, Low Maintenance Gardens
- » Sought-After Location
- » Walk to Amenities & Open Moorland
- » Well Presented Throughout
- » Double Glazed / Gas Central Heating

The Property

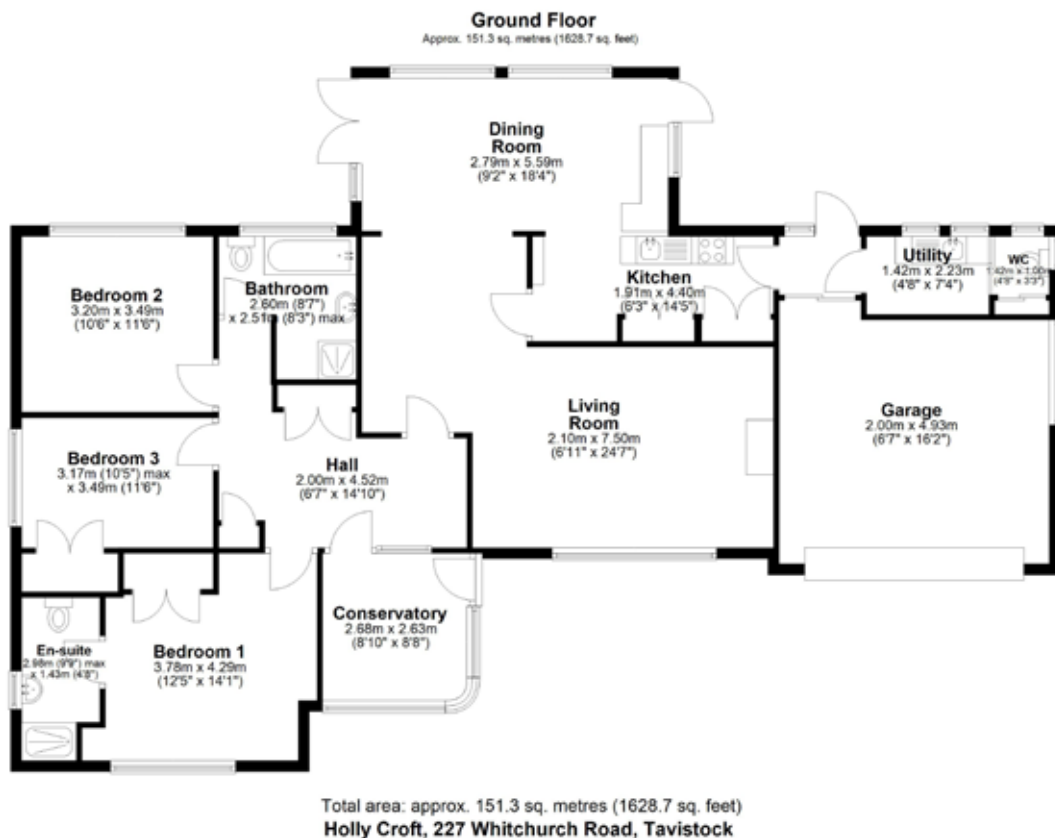
Granite gate posts flank the shared private driveway which leads to Holly Croft, one of a select number of homes set back off Whitchurch Road. A comfortable conservatory with far reaching views over to Kit Hill is the entry point for the home, and this leads to a generous reception hall off which are a good sized sitting room with large picture window and dining room. The dining room gives access to the sizeable kitchen / breakfast room extension which overlooks the rear patio. Practical areas of the home are completed with a utility space, WC and access to the garage/workshop. All three bedrooms are double, with the front-facing principal bedroom having a convenient en suite shower room.



Outside

A large private driveway to the front gives access to the integral garage / workshop and has room to park multiple vehicles or a motorhome / boat if desired. A carport at the side gives access to the low maintenance rear garden. This private oasis has two paved patios and a further raised area bordered by raised beds, ideal for al fresco dining on warm summer evenings.





Location

Located off a quiet private road away from the main thoroughfare, Holly Croft is just a short walk from the amenities of the village of Whitchurch which include a well-regarded primary school, public house, Post Office and store. The village sits on the fringe of Dartmoor National Park with open moorland within a short walk of the door. This sought-after location has convenient access to the neighbouring town of Tavistock and Plymouth, with its excellent retail & commerce centre, as well as road, rail and continental ferry links can be easily reached by car or bus.

KEY INFORMATION

	3 Bedrooms		EPC Rating: D (61)
	2 Bathrooms		Council Tax Band: E
	4 Reception Rooms		Tenure: Freehold
	Double Garage, Carport, Driveway Parking		Broadband: FTTP
	Not Listed		Mobile Signal: Indoor likely, Outdoor likely
	Heating: Gas		Lateral Living
	Utilities: Mains electricity, gas, water & drainage		
	Restrictions: None known		
	Easements, Wayleaves: ROW over shared access drive		
	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		

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VIEWING:

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