

MILLER TOWN &
COUNTRY

Part of Smart Property Group

87 Whitchurch Road



Pretty 2 Bed Cottage, CHAIN FREE

OFFERS OVER £215,000

TAVISTOCK PL19 9BE

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This pretty cottage has been well looked after by the current owner and offers a warm cosy feel the moment you walk through the front door. Like the rest of the cottage, the living rooms has plenty of character with exposed stone walls and wooden beams. It flows into the kitchen/diner, a spacious room with plenty of storage and room for a small table and chairs. There is a window and stable door overlooking the garden at the rear. Upstairs there are wooden floors and original door to both bedrooms. There is a large single bedroom and a spacious double along with a good size bathroom complete with bath and electric shower over.





At the front, there are steps leading past a raised gravelled bed to the attractive storm porch and front door. At the rear from the kitchen is a courtyard with a stone shed, and steps lead to a paved seating area, perfect for pots, and a lawn. A few footsteps further up the path is a raised decked terrace, a great spot for a barbecue or an afternoon cuppa with a book. The garden is surrounded by hedge and fence boundaries.

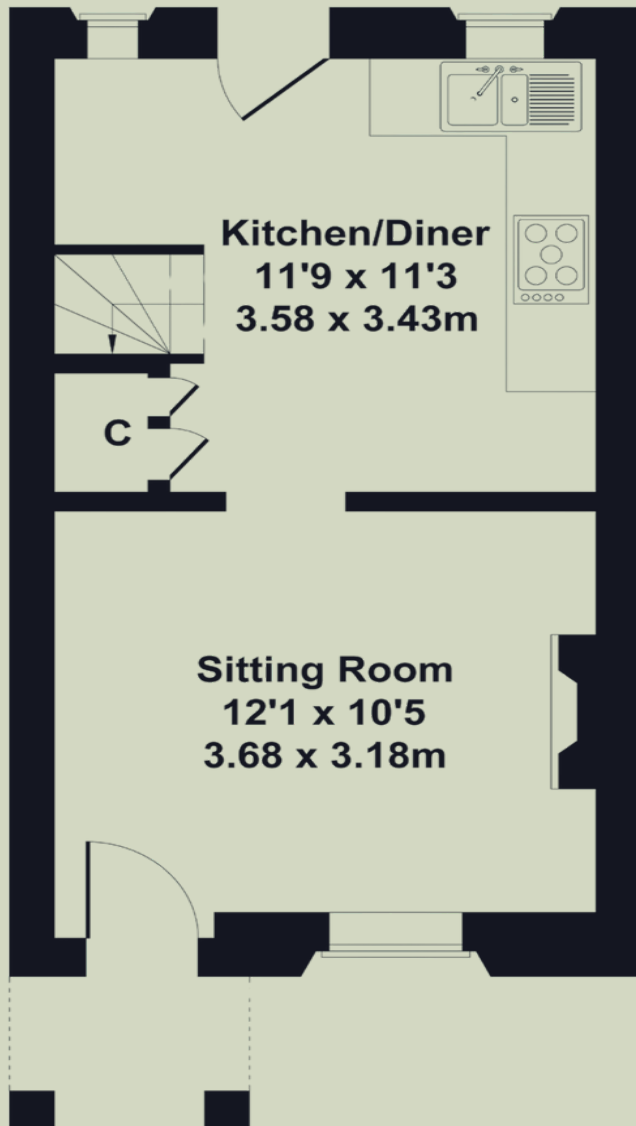
Ideally located within walking distance of the town centre, local amenities and schools, this property also benefits from easy access to the open spaces of Whitchurch Down, perfect for dog walking and enjoying the outdoors. Tavistock is a historic stannary and market town set along the banks of the River Tavy, on the western edge of Dartmoor National Park. The area is renowned for its beautiful scenery and miles of open countryside, making it ideal for walkers and cyclists. The vibrant maritime city of Plymouth lies approximately seventeen miles away, offering an extensive range of shopping and commercial facilities, a major hospital, a continental ferry port, and excellent rail connections.

Agents Note: There is a ROW that runs the length of the terrace for garden access. A potential non-coal mining risk has been identified.

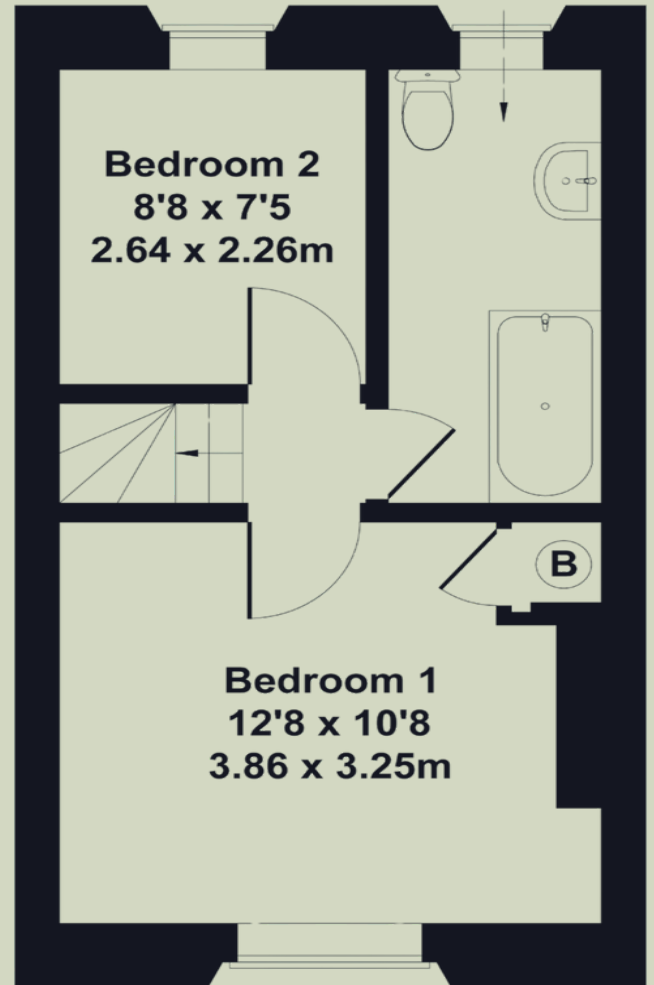
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Approximate Gross Internal Area
538 sq ft - 50 sq m

Bathroom
11'0 x 4'9
3.35 x 1.45m



GROUND FLOOR



FIRST FLOOR

Key information

- | | |
|---|--|
|  Bedrooms: 2 |  Notable construction materials: None Known |
|  Bathrooms: 1 |  Building safety concerns: None Known |
|  Reception Rooms: 1 |  Mining area: Yes |
|  Parking: On Street |  Planning permissions: None Known |
|  Listed Status: Not Listed |  EPC rating: C (70) |
|  Heating: Gas central heating |  Council tax band: B |
|  Utilities: Mains electric, water & drainage |  Tenure: Freehold |
|  Restrictions: None known |  Broadband: FTTP (*Per Ofcom) |
|  Easement, wayleave: ROW to back garden |  Mobile signal: Good (*Per Ofcom) |
|  Public rights of way: None Known |  Accessibility: Not suitable for wheelchair users |
|  Flooding: No | |