



Town • Country • Coast



Deer Park Road, Tavistock

Guide Price £835,000



4



3



3



A



Deer Park Road

Tavistock

Peacefully positioned at the top of a quiet no-through road close to Tavistock town centre, this immaculately presented, custom-built detached home was completed just two years ago and offers bright, spacious accommodation with outstanding energy efficiency. Designed for modern family living, the property features four generous double bedrooms, an open-plan kitchen, dining and living space, a large garage, south-facing patio, and high-specification technology including an air source heat pump, solar panels, EV charging, underfloor heating, and an integrated central vacuum system.

The welcoming entrance hall, with its solid oak staircase and contemporary glass balustrade, leads to a versatile office/reception/bedroom, cloakroom/WC, and a spacious living room with a multi-fuel stove and large tri-fold doors opening onto the patio. The impressive open-plan kitchen and dining area is finished to a high standard with integrated appliances, a central island with inset hob, and tri-fold doors mirroring the Living Room creating excellent indoor-outdoor flow. A separate utility room completes the ground floor.

Upstairs, the principal suite enjoys a dressing room, contemporary en-suite, and twin floor-to-ceiling windows overlooking the garden with far-reaching countryside views. Three further double bedrooms provide excellent family accommodation, with one benefiting from an en-suite shower room, while the remaining two include built-in wardrobes. A stylish, fully tiled family bathroom completes the first floor.

Occupying a generous corner plot, the property is surrounded by wrap-around gardens and mature hedging, providing a high degree of privacy. A large driveway offers ample parking, while a front gravelled terrace and spacious south facing rear patio provide ideal spaces for relaxing and entertaining. Steps lead down to a level lawn with established borders and a dedicated wildlife pond, creating an attractive and peaceful outdoor setting.



Guide Price £835,000



Entrance Hall	
Cloakroom WC	7'3" x 3'7" (2.23 x 1.11)
Hallway	
Living Room	18'8" x 12'9" (5.69 x 3.91)
Office/Reception Room	10'8" x 9'5" (3.26 x 2.89)
Dining Area	18'8" (max) x 12'9" (5.69 (max) x 3.89)
Kitchen Area	10'8" x 13'7" (3.26 x 4.15)
Utility	13'0" x 5'1" (3.97 x 1.56)
Landing	
Master Bedroom	17'8" x 12'4" (5.39 x 3.77)
En-suite	9'2" x 4'9" (2.80 x 1.45)
Dressing Room	
Bedroom Two	12'11" x 10'0" (3.94 x 3.05)
En-suite	7'10" x 3'6" (2.40 x 1.07)
Bedroom Three	10'7" x 11'2" (3.25 x 3.41)

Directions



Bedroom Four

11'2" x 9'5" (3.42 x 2.89)

Bathroom

8'2" (max) x 7'9" (max) (2.49 (max) x 2.38 (max))

Garage

Tenure

Freehold

Services

Mains Electricity, Drainage, Metered Water, Air Source Heat Pump with 5KW battery.

EPC

A/95

Council Tax Band

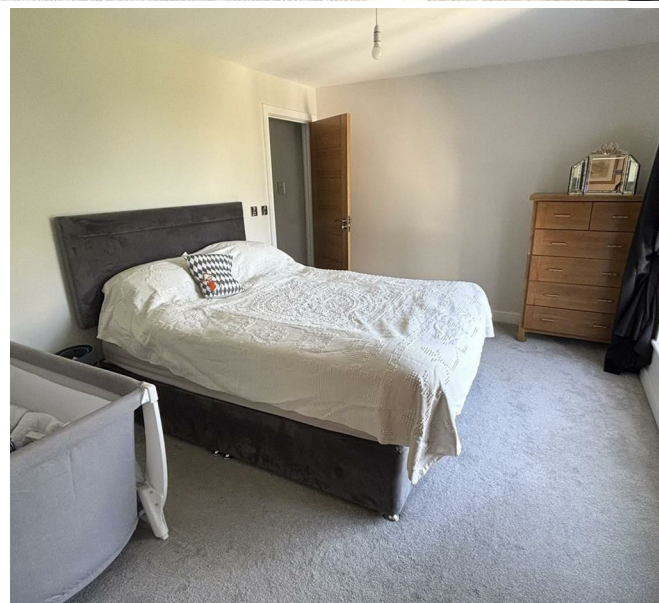
F

Situation

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 and turn left into Deer Park Lane. After a short distance turn left into Deer Park Road. Follow the road round to the right and continue to the top of the road as it bends round to the left. The property will be on the corner on the left.





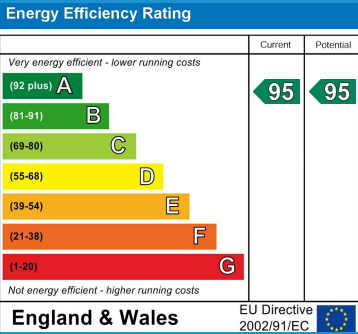
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

3a Brook Street, Tavistock, Devon, PL19 0HD
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk