



Town • Country • Coast



Foggintor Grove

Tavistock

Guide Price £450,000



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Having been built in 2022 by Bovis Homes to a particularly high standard, the vendors of this property have carefully maintained this modern contemporary detached family home. The accommodation is spacious with superb 23'ft kitchen/dining room with bi-fold doors to the rear overlooking enclosed gardens. There are four double bedrooms, the main suite with luxury en suite shower room. Outside a driveway with EV charger and garage with door to the rear gardens. Enjoying stunning views across town, countryside and Dartmoor in the distance. Remaining NHBC Warranty.

Immaculately presented with high quality flooring and carpets, the welcoming entrance hall benefits a downstairs cloakroom, stairs to first floor floor with deep understairs cupboard and doors leading to the study, sitting room and kitchen/dining room. A striking kitchen with breakfast bar, range of attractive wall and base units, incorporating integrated appliances including dishwasher, fridge/freezer, washing machine and double oven. An induction hob with canopy extractor over. Wall cupboard housing the mains gas fired boiler. Bi-fold doors from the family dining area overlook the gardens.

On the first floor are four double bedrooms and a family bathroom. The main bedroom suite has a good sized en suite shower room with large walk-in shower, with mains fed rainfall and detachable shower heads, vanity basin and low level WC.

Outside, the driveway provides off road parking and an EV charging point, single garage with light and power, door to the rear leading to the gardens which are laid to lawn, being enclosed and further steps leading to the other side of the house with area for bin/recycling storage and gate to the front.





Entrance Hall
12'11" x 6'9" max (3.94m x 2.06m max)

Kitchen Diner
23'3" x 11'1" (7.10 x 3.40)

Study
7'4" x 5'8" (2.26 x 1.75)

Cloakroom
4'4" x 5'8" (1.34 x 1.75)

Lounge
14'7" x 9'6" (4.45 x 2.90)

Bedroom 1
15'1" inc wardrobes x 9'6" (4.61 inc wardrobes x 2.90)

En-suite
6'7" x 5'11" (2.01 x 1.81)

Bedroom 2
13'1" max into recess x 8'11" (4.01 max into recess x 2.74)

Bedroom 3
11'5" max into recess x 7'5" (3.50 max into recess x 2.27)

Bedroom 4
11'2" x 7'5" (3.41 x 2.28)

Bathroom
6'8" x 5'10" (2.04 x 1.80)

Garage
19'3" x 9'6" (5.88 x 2.91)

Services
Mains Electricity, Gas, Drainage and Water

EPC
84 B

Local Authority
West Devon Borough Council - Tax Band E

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, take the A390 Callington road up past the church and at the roundabout take the first exit left into The Tors. Take the first left then turn right into Foggintor Grove, follow the road around, where the house can be found on your right hand side.



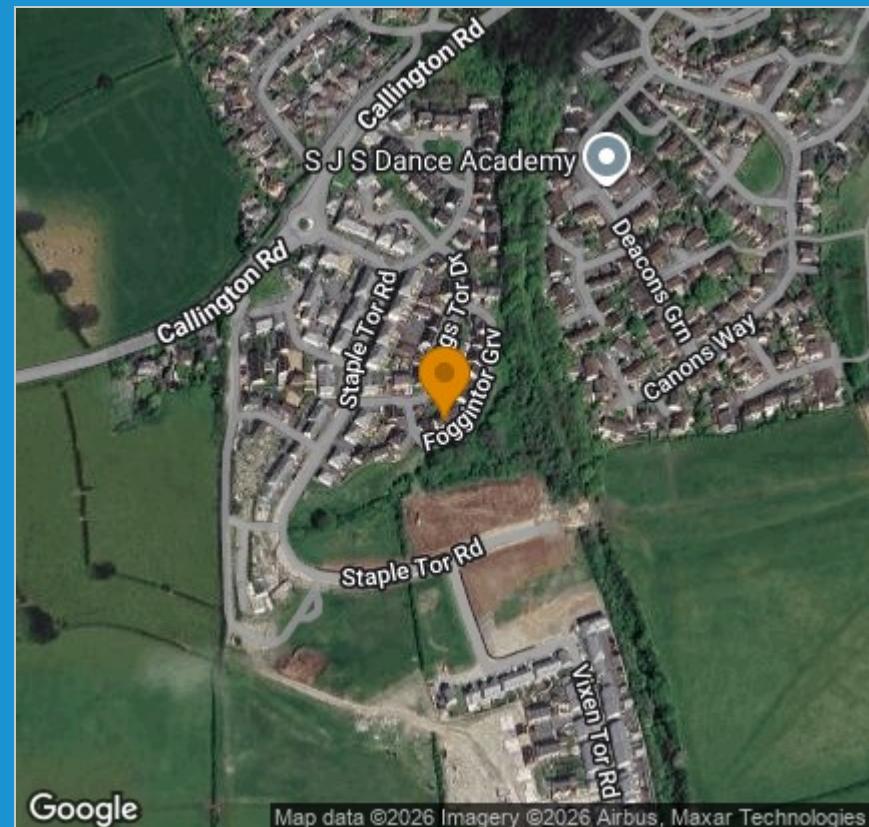
Floor Plan



Viewing

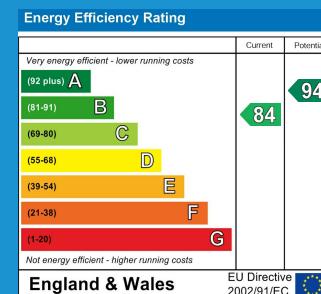
Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



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Energy Efficiency Graph



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