



Town • Country • Coast



Woodpecker Way  
Whitchurch, Tavistock

Guide Price £420,000



4



2



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## Woodpecker Way

Whitchurch, Tavistock

### NO ONWARD CHAIN!!

Located in a highly sought after, tucked away position in the popular Tiddy Brook Estate, is this immaculately presented, four bedroom family home, which has been much improved by the current vendor.

Overlooking the communal green, the detached, double fronted property boasts a single garage and enclosed, good sized, low maintenance garden with a variety of shrubs and plants offering a good degree of privacy.

Downstairs, there is a welcoming reception hall, with handy downstairs WC. There is a large kitchen/diner perfect for family living, with the modern fitted kitchen boasting integrated appliances and an island with additional stool seating, and an area for a good sized dining table.

The bright living room is double aspect, letting in plenty of natural light and allows plenty of space for furniture. There are patio doors that open out to the garden, perfect for summer days.

Upstairs there are four bedrooms - the master is a good sized double with built in wardrobes and an ensuite shower room. Bedrooms two and three are also double in size and the fourth bedroom is a single, currently used as a dressing room.

The family bathroom boasts a modern fitted bath, basin and low level WC.

Outside the garden is low maintenance, mainly laid with astro turf and bordered with mature shrubs.





#### Living Room

18'10" x 11'0" (5.75 x 3.37)

#### Kitchen/Diner

18'10" x 12'8" (5.76 x 3.88)

#### WC

4'11" x 3'0" (1.50 x 0.93)

#### Bedroom 1

11'11" x 11'2" (3.65 x 3.41)

#### Ensuite

5'8" x 6'4" (1.75 x 1.94)

#### Bedroom 2

11'1" x 9'7" (3.39 x 2.93)

#### Bedroom 3

9'7" x 7'5" (2.94 x 2.28)

#### Bedroom 4

7'8" x 7'1" (2.36 x 2.16)

#### Bathroom

9'2" x 5'6" (2.81 x 1.68)

#### Tenure

Freehold. Estate management fee £215 pa.

#### Services

Mains electricity, gas, water and drainage

#### Council Tax Band

E

#### EPC

78 C

#### Situation

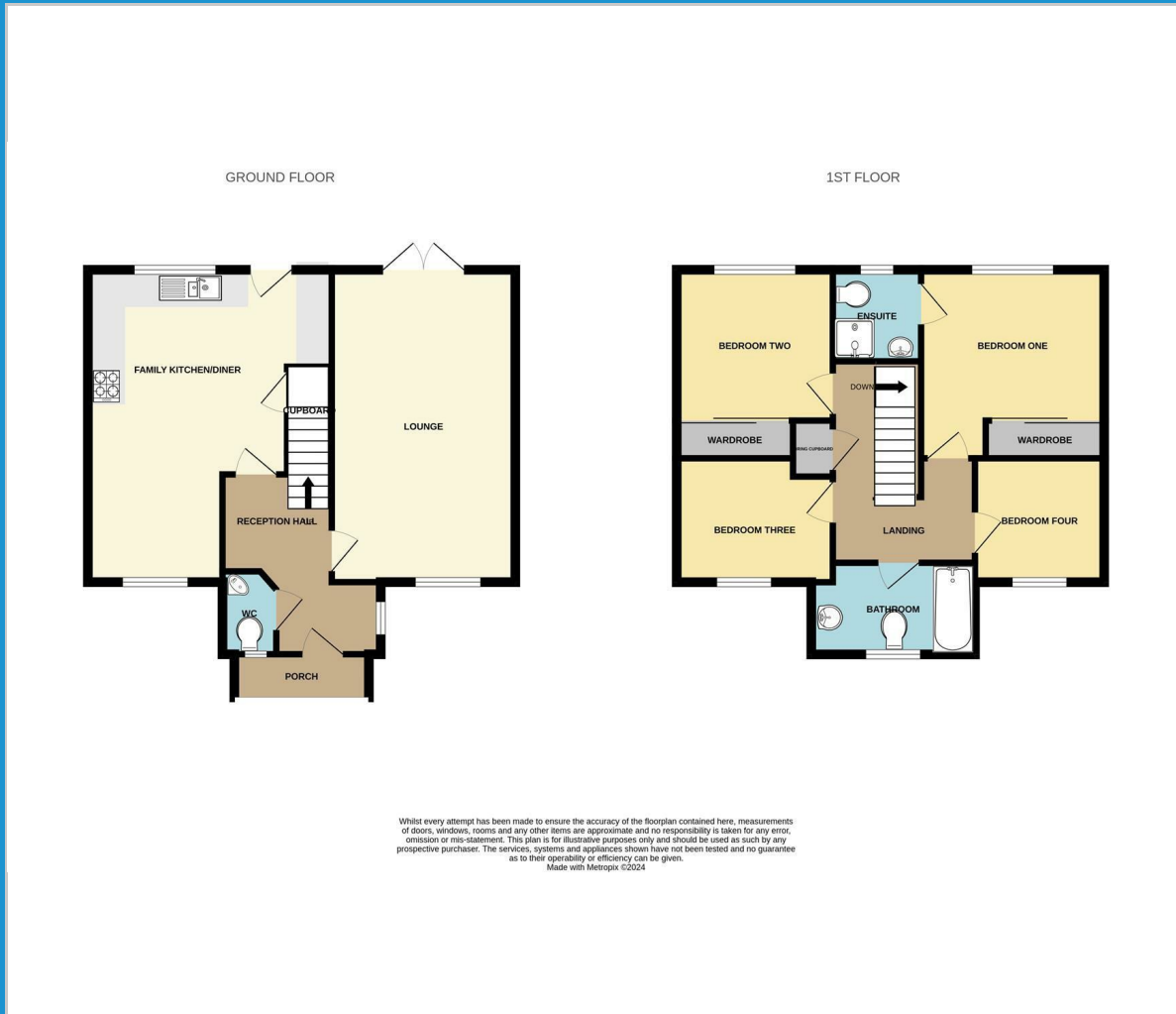
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the 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 out along Plymouth Road past Morrisons and Lidl until you reach a roundabout. Take the first left at the roundabout into Buzzard Road and take the next left into Woodpecker Way. Follow this road all the way round to the end of the road, taking a turn right into a cul-de-sac, where you will find the garage for the property. After parking here, take the footpath to the front of the property.



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

