



Town • Country • Coast



Priory Close

Tavistock

Guide Price £450,000



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Priory Close

Tavistock

Occupying a highly desirable position within Whitchurch, being within close proximity of Whitchurch Down and the moors, is this substantial four bedroom, three reception room and three bathroom, semi-detached family home offers spacious and versatile accommodation, complemented by beautiful level gardens to the rear with far reaching views.

Offering generous reception rooms, plus a first floor study area, providing excellent living and entertaining space, with a well fitted kitchen featuring a central island with granite worktop and Rangemaster dual fuel cooker, integrated dishwasher and 1.5 bowl sink unit. A separate utility room and downstairs cloakroom add to the practicality of this superb home.

The principal bedroom benefits from its own ensuite shower room, while a further family shower room serves the remaining bedrooms. A versatile loft room, complete with its own bathroom, offers excellent additional accommodation, ideal as a guest suite, home office or hobby room.

Outside, the level rear gardens are a particular feature, enjoying superb open views and providing a wonderful space for families and outdoor entertaining. A detached timber cabin with woodburner, could suit those seeking a home office, studio or leisure space. Further benefits include a detached garage, driveway parking and the added advantage of solar panels, enhancing the home's energy efficiency.

Combining generous living space, flexible accommodation and an enviable location, this is an exceptional family home in the heart of Whitchurch.





Entrance Hall

Cloakroom

Utility Room

9'6" x 7'5" (2.91 x 2.27)

Kitchen/Breakfast Room

20'4" x 14'7" (6.21 x 4.46)

Rear Hall

Dining Room

11'5" x 10'8" (3.50 x 3.26)

Sitting Room

15'7" x 11'8" (4.76 x 3.56)

First Floor Landing

Study

7'5" x 6'9" (2.28 x 2.07)

Bedroom 1

13'0" x 12'7" (3.98 x 3.85)

Plus Wardrobes to one wall.

Ensuite Shower Room

6'4" x 4'11" (1.95 x 1.51)

Bedroom 2

15'11" x 11'8" (4.86 x 3.57)

Bedroom 3

11'8" x 10'7" (3.56 x 3.25)

Shower Room

7'6" x 6'4" (2.31 x 1.94)

Second Floor Bedroom 4

17'0" x 11'1" max into eaves (5.20 x 3.40 max into eaves)

Ensuite Bathroom

7'10" x 5'1" (2.40 x 1.55)

Detached Garage

15'8" x 8'7" (4.78 x 2.64)

Garden Room/Summerhouse

Services

Mains water, electricity, drainage and gas. Privately owned Solar Panels.

Local Authority

West Devon Borough Council - Tax Band D

EPC

B82

Tenure

Freehold

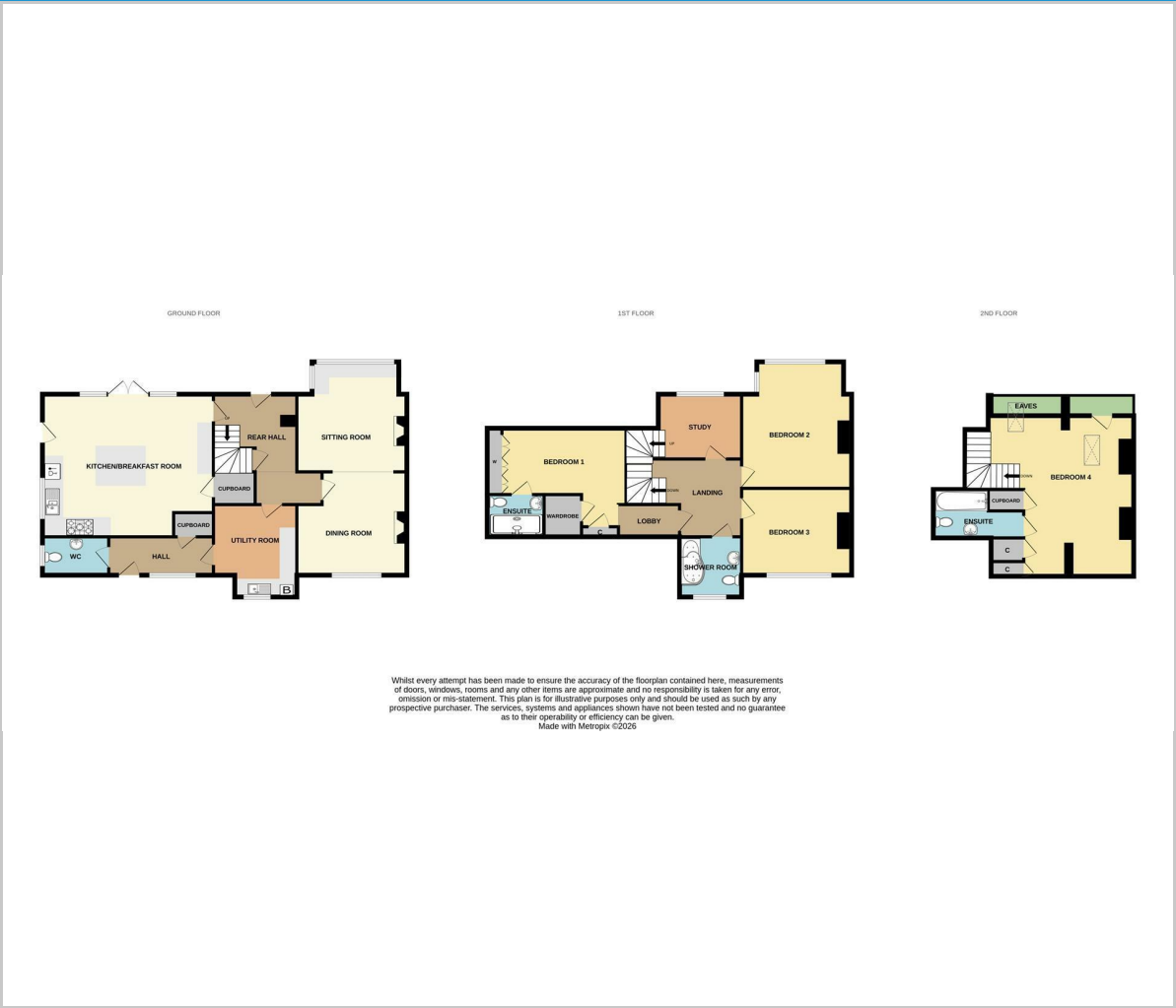
Situation

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 for about a mile until you reach Priory Close on your left hand side. Proceed into Priory Close and the property can be found on the 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.

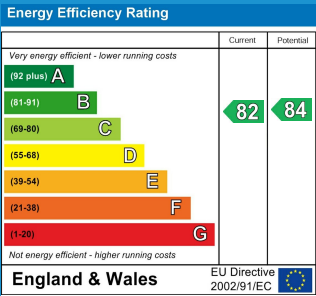
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Area Map



Energy Efficiency Graph



AML CHECKS

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