

view property

Town • Country • Coast

Chollacott Lane, Tavistock

Guide Price £635,000

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Chollacott Lane

Tavistock

NO ONWARD CHAIN! Located just a few steps from Whitchurch Down and open moorland is this detached four bedroom, two reception and two bathroom residence. Occupying a large corner plot in this highly desirable road. Ample driveway parking and a detached garage.

Having been well cared for by the present vendors the accommodation is spacious, light and airy. You enter a useful porch, door into the entrance hall, with stairs to first floor, cloakroom with WC. A stunning sitting room enjoys superb views over the gardens, fireplace with inset woodburning stove. Double doors open into a dining room. The kitchen/breakfast room is fitted with a range of wall and base units, breakfast bar and built-in appliances. The breakfast area, with doors to front and rear garden is a delightful place to sit. French doors lead onto a sunny patio area, perfect for dining al fresco.

Off the entrance hall, a utility/shower room has recently been fitted with attractive units with integrated washing machine and tumble dryer, under unit lighting, shower cubicle and vanity basin. There are two further double bedrooms on the ground floor.

On the first floor are two further double bedrooms, one with a recessed shower cubicle, and one with large linen cupboard and built-in double wardrobe, both rooms enjoying stunning views across Whitchurch and moors beyond. Further family bathroom.

Wrapped in its own delightful gardens being well stocked with an abundance of all round colour, many mature flowering shrubs, raised beds and borders. Ornate patios, lawns and area for composting. Further potting area with shed. The entrance driveway provides ample parking and leads to a detached garage, log store and storage shed.





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Entrance Porch	
Entrance Hall	
Cloakroom	
Kitchen/Breakfast Room	12'8" x 23'10" (3.88 x 7.28)
Lounge	22'7" x 15'3" (6.89 x 4.67)
Dining Room	15'1" x 10'10" (4.60 x 3.32)
Utility/Shower Room	9'10" x 7'4" (3.00 x 2.25)
Bedroom 3	13'9" x 11'3" (4.20 x 3.43)
Bedroom 4	10'10" x 8'8" (3.32 x 2.66)
First Floor Landing	
Bedroom 1	19'5" x 15'7" (5.94 x 4.75)
Bedroom 2	11'1" x 10'4" (3.38 x 3.15)
With recessed shower and airing cupboard housing hot water cylinder.	
Family Bathroom	
Detached Garage	16'11" x 10'5" (5.18 x 3.20)

Services
Mains water, electricity, drainage and gas.

Local Authority
West Devon Borough Council - Band F



EPC
C75

Tenure
Freehold

Situation
Whitchurch is a popular village on the edge of Tavistock with its own, public house, shop, post office & primary school. Dartmoor is within easy reach as is the Market town of Tavistock. 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, at Bedford Square, proceed over Abbey Bridge and turn right at the roundabout onto Whitchurch Road. Follow this road passing Chollacott Residential Home and at Chollacott Lane turn left, continue up this road almost to Whitchurch Down entrance, take the last right turn whereupon the property will be found immediately on your right hand side.

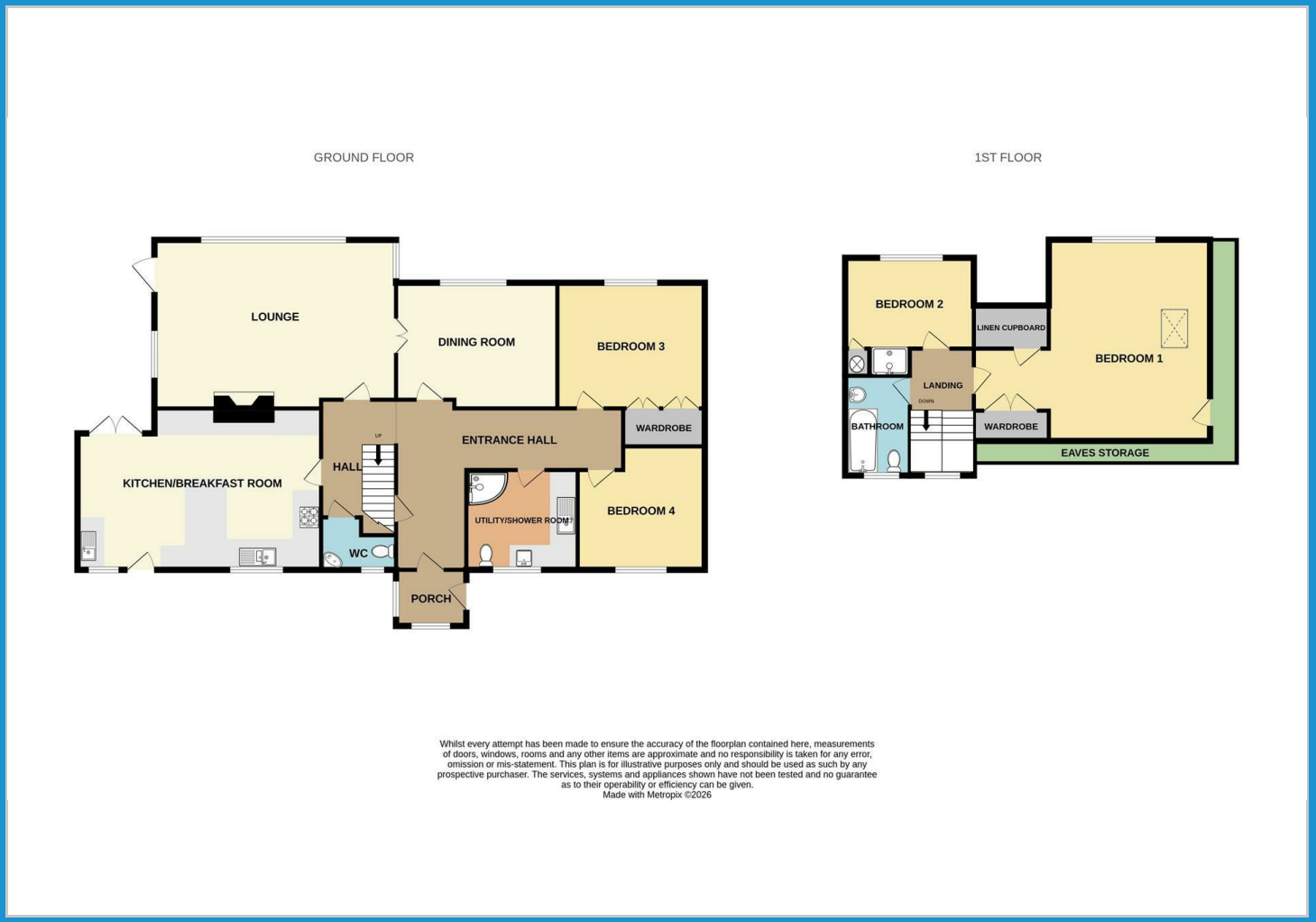






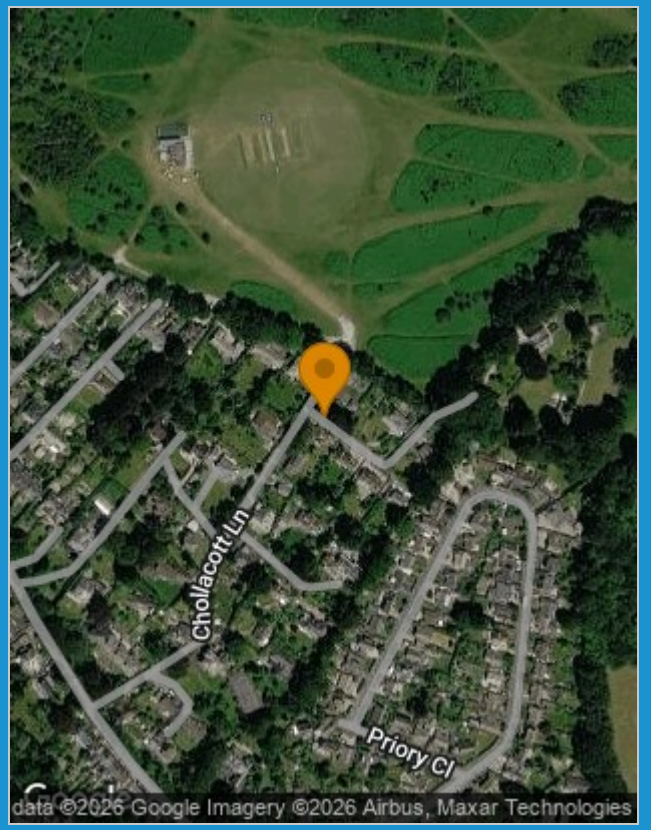

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Floor Plans

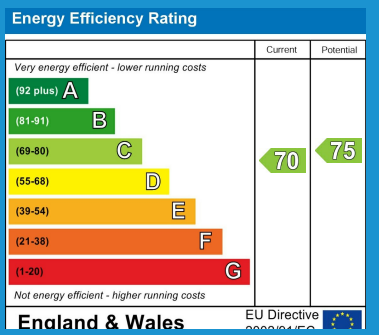


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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