



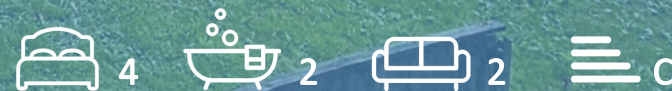
Town • Country • Coast



Woodpecker Way

Whitchurch, Tavistock

Guide Price £440,000



Woodpecker Way

Whitchurch, Tavistock

Tucked away in an enviable location at the end of this gated and brick paved cul-de-sac, is this beautifully presented four double bedroom, two reception room detached family home, offering spacious accommodation with delightful rear lawned gardens, summerhouse and single garage with parking.

A storm porch welcomes you into the entrance hall, with downstairs cloakroom and deep understairs cupboard. The large sitting room is a bright airy room with patio doors to a covered terrace at the rear. Doors from the hall lead into the dining room and the striking kitchen, fitted with a range of wall and base units, incorporating integrated dishwasher, fridge/freezer, eye level double oven and gas hob and overlooks the rear gardens. A useful separate utility room with door to outside, space for white goods and wall mounted main gas fired boiler.

On the first floor landing are four double bedrooms, one with a well appointed ensuite shower room. One of the bedrooms has been fitted as a dressing room with stylish mirrored wardrobes. The family bathroom is spacious with shower over the bath.

Outside, the brick paved driveway is shared between just three properties and gives access to off road parking and a single garage. A path to the rear gardens which are a particular delight, being mainly laid to lawn with decked terrace, mature flower beds and borders and a useful Summerhouse with light and power connected. A further patio terrace with awning over to the rear of the sitting room is a delightful spot to relax or dine al fresco.





Entrance Porch

Entrance Hall

Dining Room

11'0" x 9'5" (3.36 x 2.88)

Kitchen

12'8" x 10'11" (3.88 x 3.35)

Utility Room

6'4" x 5'6" (1.95 x 1.70)

Cloakroom

Sitting Room

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

First Floor Landing

Bedroom 1

11'10" x 10'9" (3.62 x 3.28)

Ensuite Shower Room

Bedroom 2

12'0" x 11'3" (3.66 x 3.45)

Bedroom 3

11'0" x 10'3" (3.36 x 3.13)

Bedroom 4

11'1" x 7'6" (3.38 x 2.30)

Bathroom

7'8" x 6'3" (2.34 x 1.91)

Single Garage

Services

Mains water, electricity, drainage and gas.

Local Authority

West Devon Borough Council - Tax Band E

EPC

C75

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 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 down, bearing right round heading back towards Dipper Drive and look for a stone wall with timber entrance gates, which then lead 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.

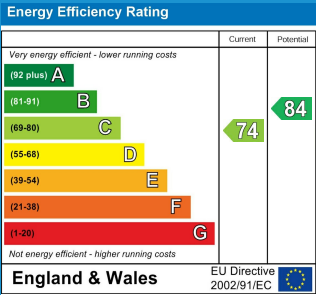
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Area Map



Energy Efficiency Graph



AML CHECKS

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